



Wildage Farm
Stelling Minnis | Canterbury | Kent | CT4 6BH



Step inside

Wildage Farm

This distinguished Grade II listed farmhouse dates its origins back to the mid 16th century, set within 11.84 acres of grounds and fields surrounded by the idyllic Kentish countryside. Approached along a private road and via a substantial driveway, the property reveals its historic architecture and mature gardens, creating an immediate sense of heritage, privacy and rural grandeur. The house has been thoughtfully extended over the years including an attached annexe, preserving its unique character while providing practicality and flexibility for a new owner, along with the opportunity to truly make it your own.

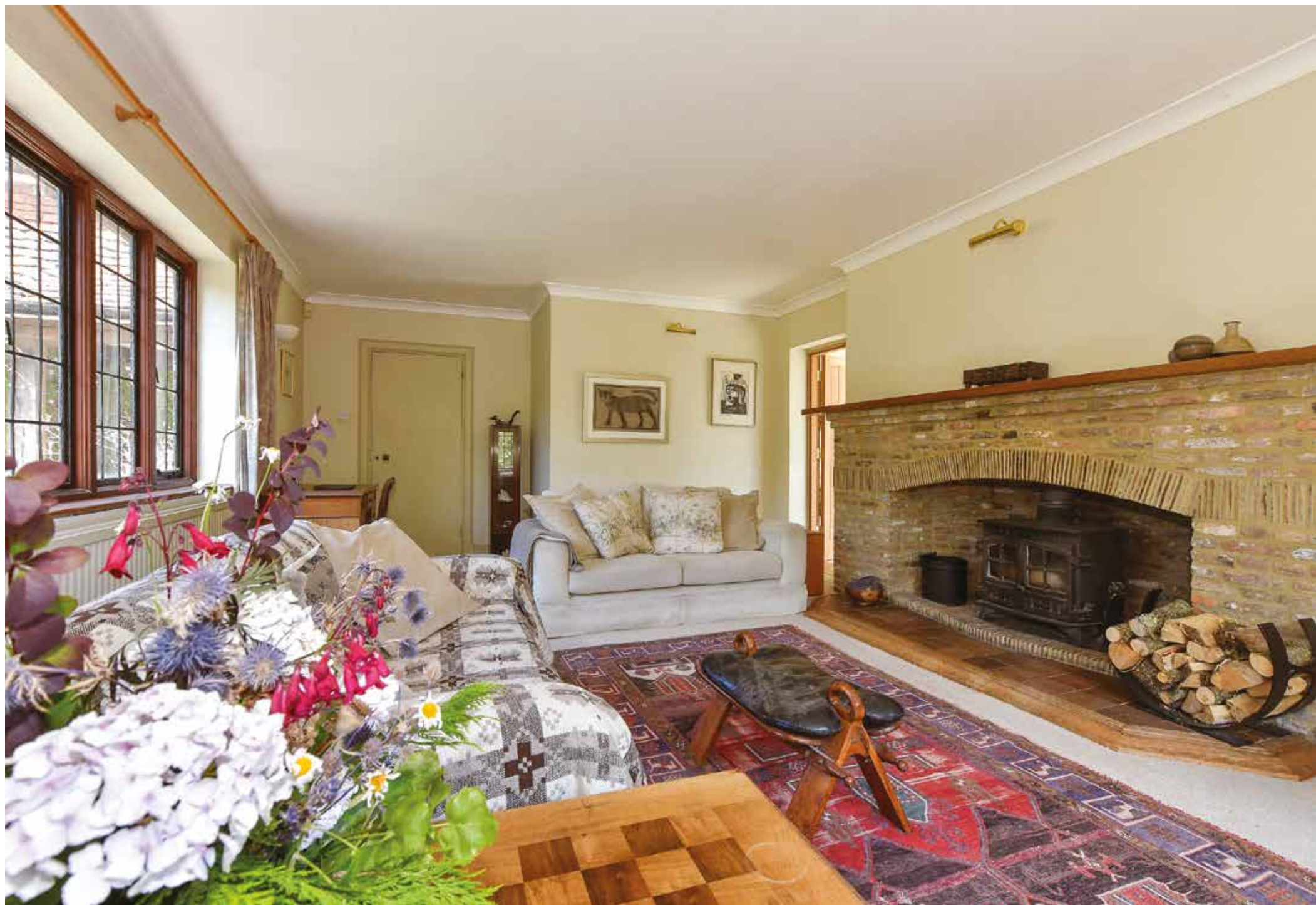
The ground floor opens with an inviting entrance hall with parquet flooring and a cloakroom, leading into a generous living room centred around a large, atmospheric fireplace with woodburner. The dining room provides an elegant space for entertaining with an impressive inglenook fireplace, plus it offers internal access to the attached annex, allowing the two dwellings to be seamlessly combined when desired. The farmhouse kitchen includes an Aga and central island with breakfast bar, complemented by a larder, boot room and utility store, all arranged to support everyday functionality. From here, the home flows into the garden room, a light filled extension added in 2006 that frames views of the rear gardens and surrounding landscape, providing a beautiful year round living space. Beyond the garden room is a practical utility room and the adjacent external "gardener's" toilet is ideal for outdoor work or when entertaining on the grounds.

The first floor comprises a central landing leading to the main bedroom, which enjoys its own modernised ensuite bathroom and a peaceful outlook over the grounds. Two further well proportioned bedrooms are served by a family bathroom also with separate shower, offering comfort and practicality for family members or guests.

The attached annexe provides exceptional versatility, with its own front door for independent use or the option to integrate fully with the main house via the dining room. The annexe includes a living room, kitchen and bathroom on the ground floor, with a bedroom above, making it ideal for multi generational living, guest accommodation, staff quarters or potential rental income.

Outside, the front yard overlooks the mature front garden and gives access to an extensive outbuilding complex that includes a double garage, store, studio, workshop, potting shed and three stables—perfect for equestrian pursuits, creative workspaces or hobby use. The side yard provides separate access to a large barn with remarkable potential for future development or varied use, as well as access to the rear garden, paddocks and fields beyond. The land rolls gently into the surrounding countryside, offering space for grazing, recreation or simply enjoying the tranquillity of the rural setting.







Seller Insight

“Wildage Farm enjoys a peaceful position on the edge of Stelling Minnis, a sought after rural village known for its open common “The Minnis”, historic windmill, village shop and strong sense of community. The surrounding countryside is characterised by rolling fields, woodland and footpaths. My husband and I enjoyed many walks through the surrounding Forestry Commission woodland and nearby nature reserve, while our sons enjoyed hours of cycling and running on the miles of quiet country lanes and bridleways.

Wildage offered us more than enough space and facilities to follow our dreams – a studio for painting, the extensive gardens where we grew vegetables and planted fruit trees, space for entertaining, keeping chickens (or horses, if that’s your thing), our own woodland (handy for firewood) and much more. The local pub, village shop with Post Office and village hall events have been a real bonus.

With the city of Canterbury just a 20 minute drive away we’ve enjoyed the shops, cafés, restaurants, leisure facilities and cultural attractions it offers. We leave with so many fond memories, including punts along the Stour, Christmas carols in the Cathedral and theatre trips to the Marlowe and Gulbenkian. Just wandering the cobbled streets and indulging in the independent art shops and boutiques gave us much pleasure.

We have been thankful for the good travel connections for such a countryside setting. Catching trains to London from Canterbury or Ashford (the latter in just 38 minutes) and by car the A2 and M20 are not far. For international travel, the Channel Tunnel and Dover’s ferry port are both within easy reach, which has made trips to the continent a breeze.

As we prepare to handover to the next generation we feel incredibly blessed to have been custodians of such a beautiful, private and historic home, which has given us so many wonderful memories. We wish the new owners equal happiness here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Annexe



Annexe



Annexe



Annexe











Travel

By Road:	
Canterbury	9.5 miles
Ashford	19.4 miles
Dover Docks	15.0 miles
Channel Tunnel	12.1 miles
Gatwick Airport	72. 8 miles
Charing Cross	73.4 miles

By Train from Ashford	
High-Speed St. Pancras	38 mins

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Leisure Clubs & Facilities

The Spitfire Cricket Ground	01227 456886
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Roundwood Hall Golf Club	01303 862260
Kingsmead Leisure Centre	01227 769818

Healthcare

Bridge Health Centre	01227 831900
Elham and Hawkinge Surgery	01303 232300
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100
William Harvey Hospital, Ashford	01233 633331

Education

Primary Schools:	
Stelling Minnis Primary	01227 709218
Petham Primary	01227 700260
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings School Junior	01227 714000
Ashford Prep	01233 620493

Secondary Schools:	
Simon Langton Girls Grammar	01227 463711

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Barton Grammar	01227 464600
The King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000
Ashford School	01233 625171

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Curzon cinema complex	01233 555644
Pinocchios	01227 457538
Cafe des Amis	01227 464390
The Granville	01227 700402
The Pig at Bridge	03452259494
The Bridge Arms	01227 286534

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

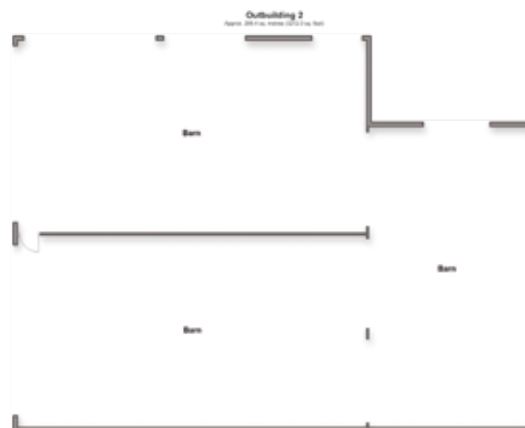


Split Level Ground Floor
Approx. 166.9 sq. metres (1797.0 sq. feet)



First Floor
Approx. 114.1 sq. metres (1227.8 sq. feet)





GROUND FLOOR

Entrance Hall	
Cloakroom	
Living Room	18'11 x 14'0 (5.77m x 4.27m)
Dining Room	16'7 x 12'0 (5.06m x 3.66m)
Kitchen	16'7 x 13'11 (5.06m x 4.24m)
Larder	
Utility/Boot Store	
Garden Room	27'10 (8.49m) narrowing to 19'7 (5.97m) x 11'11 (3.63m)
Utility Room	8'10 x 7'10 (2.69m x 2.39m)

FIRST FLOOR

Landing	
Main Bedroom	14'8 x 14'4 (4.47m x 4.37m)
En Suite Bathroom	9'5 x 7'4 (2.87m x 2.24m)
Bedroom 2	16'8 x 11'11 (5.08m x 3.63m)
Bathroom	
Bedroom 3	16'7 x 10'3 (5.06m x 3.13m)

ANNEXE GROUND FLOOR

Annexe Hallway	
Annexe Living Room	14'3 x 8'5 (4.35m x 2.57m)
Annexe Kitchen	8'3 x 7'8 (2.52m x 2.34m)
Annexe Bathroom	7'8 x 7'6 (2.34m x 2.29m)

ANNEXE FIRST FLOOR

Annexe Bedroom	16'6 x 13'2 (5.03m x 4.02m) plus 3'5 x 7'4 (1.04m x 2.24m)
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OUTBUILDING 1

Double Garage	18'4 x 16'2 (5.59m x 4.93m)
Hallway	
Store	11'11 x 5'9 (3.63m x 1.75m)
Studio	17'4 x 17'2 (5.29m x 5.24m)
Workshop	19'3 x 18'0 (5.87m x 5.49m)
Potting Shed	18'0 x 10'11 (5.49m x 3.33m)
Stable	16'2 x 10'0 (4.93m x 3.05m)
Stable	16'3 x 9'2 (4.96m x 2.80m)
Stable	18'11 x 16'2 (5.77m x 4.93m)

OUTBUILDING 2

Barn

OUTSIDE

Driveway
Front Garden
Rear Garden
Paddocks
Garden Toilet

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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