



Stone Cottage
Wick Lane | Woolage Green | Canterbury | Kent | CT4 6SD



Step inside

Stone Cottage

Originally built as three mining cottages in 1830 before being combined in the 1960's, this spacious detached residence has been meticulously transformed by the current owners into a refined home that blends period charm with contemporary craftsmanship. Set within 0.9049 acres of beautifully maintained grounds, with versatile outbuildings and backing onto woodland, the property offers elegance, tranquillity and modern comfort.

Approached via in and out driveway, leading to a carport, garage and the gated yard, the home immediately conveys a sense of impressive rural character. The current owners have undertaken a comprehensive renovation, including a new roof, complete rewire, replumbing, and installation of new windows and doors, ensuring the property is presented in immaculate, turnkey condition while preserving its historic character. However, the property also benefits from planning permission to extend further, allowing the next custodian to enhance and expand the home in line with their vision.

Inside, the welcoming entrance hall introduces the home's thoughtful design, featuring bespoke cabinetry and a built in bench. From here, the accommodation flows effortlessly into the beautifully appointed living spaces. The lounge is warm and inviting, centred around a wood burning stove. The heart of the home is the expansive kitchen, completely refitted in a modern country style, with a Smeg range, a generous central island and space for a large freestanding fridge/freezer. The space connects seamlessly to the light and bright dining area with panoramic views over the rear garden, perfectly suited for everyday living or entertaining.

A separate study provides a peaceful workspace, while the flagstone floored boot room and adjoining utility area and cloakroom offer exceptional practicality with space for washer and dryer, ample storage and access to the garden.

The first floor continues the home's sense of calm and comfort. The main bedroom enjoys a dual aspect outlook and an ensuite toilet with dual sinks, creating a serene private retreat. Two further double bedrooms overlook the gardens, one benefitting from its own ensuite toilet, while a fourth bedroom is accessed through a sizeable dressing room, offering versatility as a guest suite, nursery, or additional private space.

Outside the expansive rear garden, beautifully maintained and backing directly onto woodland, provides a tranquil outdoor sanctuary and includes a greenhouse. Versatile outbuildings provide an impressive array of lifestyle amenities and huge potential. The first outbuilding, formerly an annex, now houses a garage, gym, and storerooms, yet could be readily reinstated as additional accommodation for guests or multi generational living. The second outbuilding, once a stable block, has had part transformed into a striking private pub, complete with a fitted bar, chandelier lighting, and space for a pool table and darts, an exceptional setting for entertaining. Behind this, the remaining stables and wood store have been used for storage but remain in excellent condition and could easily return to equestrian use, offering further flexibility. Alongside is the gravelled yard, formally a sand school, which has potential for many uses or space for further outbuildings or parking and storage as required.





Seller Insight

“ We have loved living at Stone cottage, we feel we took on a tired cottage in need of love and we have given it a new lease of life, ready for the new owners to take to the next level if they wish.

Woolage Green is a charming rural hamlet nestled within the rolling Kent countryside, offering an idyllic balance of tranquillity and accessibility. Surrounded by woodland walks, open fields, and a close knit community atmosphere, it provides a serene backdrop for country living while remaining exceptionally well connected.

Everyday amenities are conveniently close, including The Two Sawyers pub just a short walk down the lane. The neighbouring villages offer essentials such as local shops, including the excellent Barham Village Store and Post Office, while the larger centres of Canterbury, Folkestone and Dover provide comprehensive shopping, dining, and leisure facilities. For those who enjoy the outdoors, the surrounding countryside offers an abundance of walking routes, bridleways, and scenic woodland paths, making it an ideal location for nature lovers, dog owners, and equestrian enthusiasts. We are also not far from the coast at Deal with its pier and beach as well as excellent boutique shops and restaurants.

Travel connections are another key advantage of Woolage Green. Aylesham and Snowdown stations provide direct rail links to Canterbury and Dover, with onward connections to London. The A2 is easily accessible, offering swift road travel towards both the capital and the coast. The area is served by a selection of well regarded local schools, including both popular village primaries and a variety of secondary options including the renowned King's School at Canterbury within easy reach.

Woolage Green offers a rare combination: the peace and privacy of rural living, the warmth of a small community, and the convenience of excellent schools, amenities, and transport links close at hand.”*

* 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.





Travel

By Road:	
Canterbury	8.7 miles
Ashford International	23.0 miles
Dover Docks	11.1 miles
Channel Tunnel	16.0 miles
Gatwick Airport	72.9 miles
Charing Cross	70.8 miles

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 Ashford International	
St Pancras	37 mins
Charing Cross	1h 16 mins
London Bridge	1h 12 mins

Healthcare

Bridge Health Centre	01227 831900
Canterbury Health Centre	03000 426600
Elham and Hawkinge Surgery	01303 840213
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Leisure Clubs & Facilities

Barham Tennis Club	01227 831367
Jelly Legs Running Club	01227 830984
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

Education

Primary Schools:	
Pilgrim's Way Primary	01227 760084
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

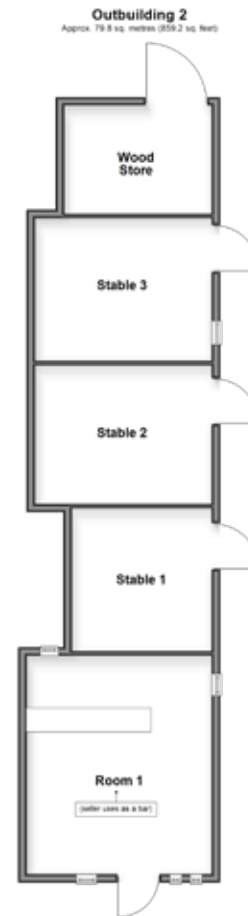
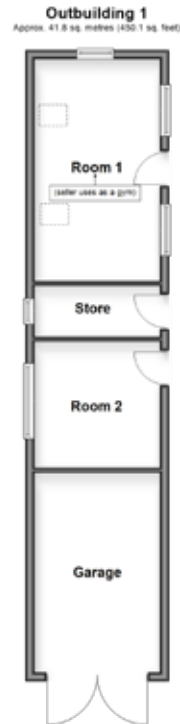
Secondary Schools:	
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Duke of Cumberland	01227 831396
The Bridge Arms	01227 286534
The Pig at Bridge Place	0345 225 9494

Local Attractions / Landmarks

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



GROUND FLOOR

Hallway	
Boot Room	11'8 x 9'3 (3.56m x 2.82m)
Utility Area	8'10 x 6'5 (2.69m x 1.96m)
Cloakroom	
Utility Area	8'10 x 6'5 (2.69m x 1.96m)
Lounge	18'10 x 11'8 (5.74m x 3.56m)
Kitchen	15'7 x 14'3 (4.75m x 4.35m)
Dining Area	15'8 x 9'0 (4.78m x 2.75m)

FIRST FLOOR

Landing	
Main Bedroom	18'5 x 12'0 (5.62m x 3.66m)
En Suite Toilet	
Bathroom	7'11 x 6'4 (2.41m x 1.93m)
Bedroom 2	14'4 x 8'8 (4.37m x 2.64m)
Bedroom 3	10'9 x 9'0 (3.28m x 2.75m)
En Suite Toilet	
Dressing Room/Bedroom 5	12'0 x 7'11 (3.66m x 2.41m)
Bedroom 4	12'0 x 9'6 (3.66m x 2.90m)

OUTBUILDING 1

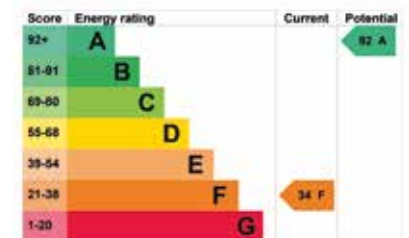
Kitchen/Store	9'7 x 9'6 (2.92m x 2.90m)
Store	9'9 x 3'10 (2.97m x 1.17m)
Gym	16'11 x 9'7 (5.16m x 2.92m)
Garage	16'5 x 9'10 (5.01m x 3.00m)

OUTBUILDING 2

Bar	17'8 x 15'1 (5.39m x 4.60m)
Stable	11'8 x 11'8 (3.56m x 3.56m)
Stable	14'4 x 11'4 (4.37m x 3.46m)
Stable	14'6 x 11'8 (4.42m x 3.56m)

OUTSIDE

Front Garden
Rear Garden
Driveway
Car Port
Greenhouse



Council Tax Band: F
Tenure: Freehold

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