





NO PARKING
PRIVATE
DRIVEWAY



Set in approximately an acre of enchanting gardens, this charming Colt bungalow combines generous space with a wonderful sense of privacy and light. The welcoming entrance hall leads to a spacious open-plan living room and kitchen, perfect for family life and entertaining, with French doors opening directly onto the garden. There are five well-proportioned bedrooms, including a main bedroom with its own modern en-suite shower room/WC. A further family bathroom, a separate study, and a useful utility room provide excellent flexibility for modern living. Thoughtful built-in storage is found throughout, and the layout offers an easy flow between all rooms. Outside the mature grounds are a true highlight, with lawns, established trees and an abundance of planting that create a magical, secluded setting for this inviting single storey home. A detached garage is approached over a driveway secured by a traditional five-bar gate, completing this home set in truly picturesque surroundings. EPC Rating: E



Guide Price £650,000
Tenure Freehold
Property Type Detached Bungalow
Receptions 2
Bedrooms 5
Bathrooms 2
Heating LPG heating
EPC Rating E
Council Tax Band G
Dover District Council

Situation

This detached bungalow is set in an AONB (Area of Outstanding Natural Beauty) in the hamlet of Wootton, a thriving rural community with various events at the village hall and the recreational grounds. The nearby village of Barham offers local amenities including a primary school and a village community store. The property is close to Canterbury (10m), Folkestone (7m) and Dover (8m). The Channel Tunnel is just 13 miles away, while cross Channel ferries are available from Dover. Both the historic city of Canterbury and the seaside town of Folkestone offer a high-speed train service to London, as well as many shops, restaurants and secondary schools. The Jackdaw public house is within walking distance in nearby Denton, which also has bus stops to Canterbury and Folkestone. The next hamlet of Selsted has a flourishing primary school just 1.2 miles away along a country lane.

The accommodation comprises
Entrance hall

Living room
27' 9" x 23' 7" (8.46m x 7.19m)

WC
Utility
7' 8" x 7' 8" (2.34m x 2.34m)

Study
7' 9" x 7' 8" (2.36m x 2.34m)





Bathroom

Bedroom one

15' 10" x 15' 8" (4.83m x 4.78m)

En suite shower room

11' 8" x 7' 8" (3.56m x 2.34m)

Bedroom two

11' 9" x 11' 8" (3.58m x 3.56m)

Bedroom three

11' 9" x 11' 8" (3.58m x 3.56m)

Bedroom four

11' 8" x 7' 8" (3.56m x 2.34m)

Bedroom five

11' 9" x 9' 9" (3.58m x 2.97m)

Outside

Gardens of approximately one acre

Double garage and driveway parking







Approximate Gross Internal Area = 176 sq m / 1896 sq ft

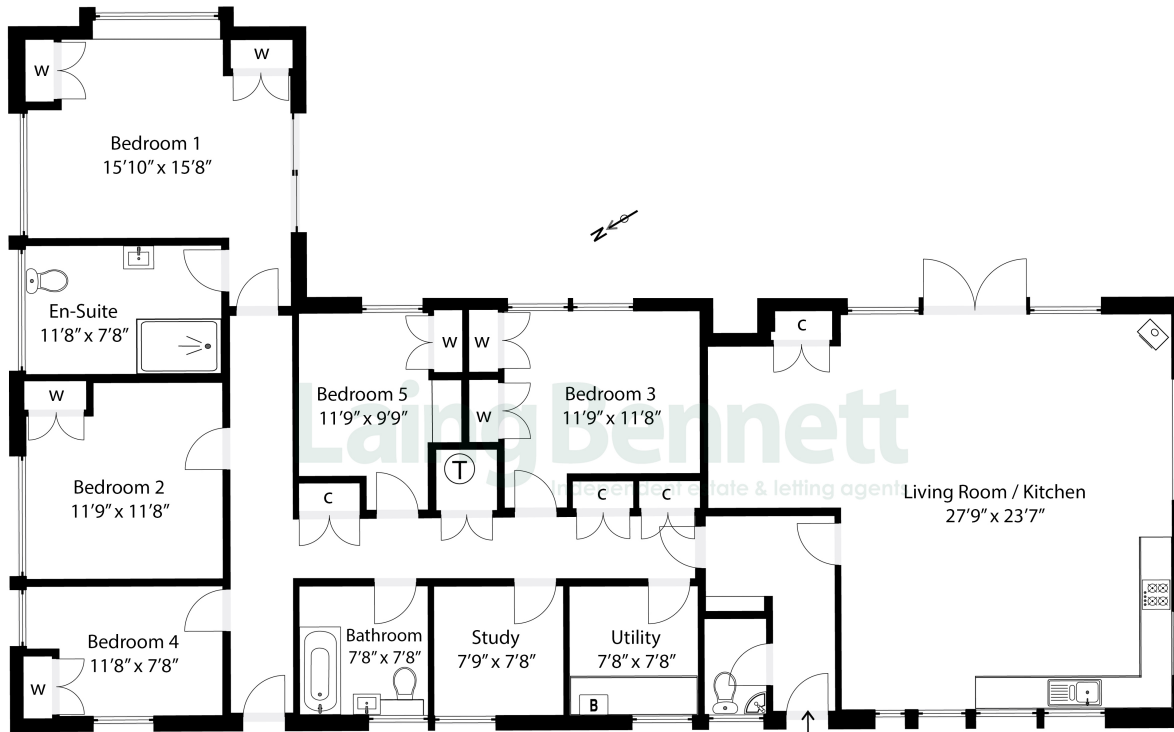


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

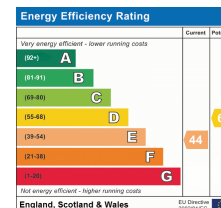
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