

## Greenways Denton Lane

WOOTTON, Canterbury  
CT4 6RN

**£550,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... OFFERS WELCOME... Discreetly positioned within an idyllic rural setting between the historic city of Canterbury and the vibrant coastal town of Folkestone, Greenways presents a rare and compelling opportunity to acquire a period detached home set within over an acre of grounds, including a private rear paddock. Approached via gated off-road parking, the property sits comfortably within its generous plot, offering a sense of privacy, space and tranquillity rarely found. The existing residence provides a versatile and flexible internal layout, currently arranged to offer either three or four bedrooms, making it well suited to a variety of lifestyle requirements. While the home is immediately liveable, the true appeal lies in its exceptional potential. The expansive plot and positioning create exciting scope for significant extension, remodelling or—subject to the necessary consents—the potential redevelopment of a substantial new residence. The surrounding gardens are extensive and mature, complemented by a selection of outbuildings and the addition of the rear paddock, ideal for equestrian use, hobby farming or simply enjoying the open landscape. The location combines the best of both worlds: peaceful countryside living with excellent access to nearby villages, transport links, and the cultural, educational and coastal amenities of Canterbury and Folkestone. Offered with no onward chain, Greenways represents a unique opportunity for discerning buyers, developers or those seeking to create a bespoke country home in one of Kent’s most desirable semi-rural locations.





Porch

Kitchen/Breakfast Room

16' 4" x 15' 11" (4.98m x 4.85m)

Dining Room

13' 9" x 11' 4" (4.19m x 3.45m)

Conservatory

14' 7" x 8' 2" (4.45m x 2.49m)

Lounge

19' 3" x 14' 2" (5.87m x 4.32m)

Bathroom

8' 2" x 7' 2" (2.49m x 2.18m)

Bedroom Three

13' 10" x 8' 4" (4.22m x 2.54m)

Family Room/Bedroom Four

15' 9" x 14' 6" (4.80m x 4.42m)

Conservatory Two

11' 8" x 6' 0" (3.56m x 1.83m)

Landing

Bedroom One

17' 11" x 11' 11" (5.46m x 3.63m)

Bedroom Two

9' 9" x 8' 5" (2.97m x 2.57m)

Loft Room

16' 6" x 14' 6" (5.03m x 4.42m) Accessed via the family room/bedroom four.

Surrounding Gardens

The gardens form one of the property’s most captivating features, presenting an exceptional blend of space, variety and natural beauty. Carefully arranged yet wonderfully exploratory, the grounds reveal colourful flower beds, secluded corners and ever-changing viewpoints. Beyond the main gardens lies a separate paddock, adding further versatility, while substantial outbuildings provide a wealth of potential uses. A tiered vegetable garden and generous polytunnel will appeal to those with a love of growing their own produce, while gently winding pathways lead through a rich tapestry of plants, shrubs and mature trees—creating a tranquil, private haven that feels entirely removed from the outside world.

Garage

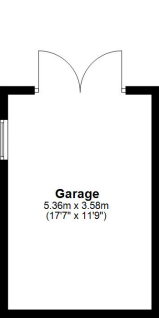
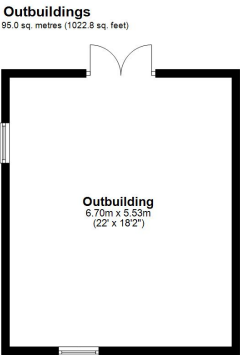
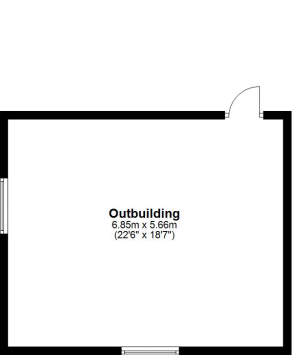
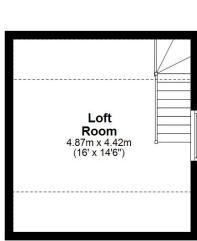
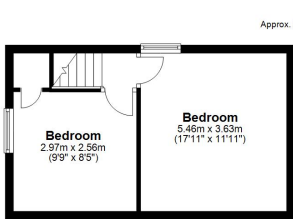
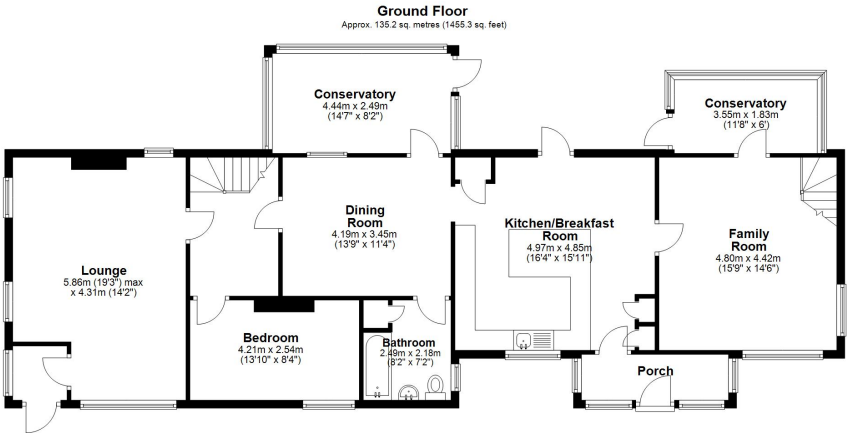
17' 7" x 11' 9" (5.36m x 3.58m)

Outbuilding One

22' 0" x 18' 2" (6.71m x 5.54m)

Outbuilding Two

22' 6" x 18' 7" (6.86m x 5.66m)



Total area: approx. 283.7 sq. metres (3053.8 sq. feet)

