







IF YOU'RE LOOKING  
FOR A SIGN  
**THIS  
IS IT**





A detached, well-appointed bungalow situated in the charming village of Wootton. This delightful property offers spacious accommodation, including an entrance hall, a generous living/dining room, a fitted kitchen, and a bright conservatory. The home features three double bedrooms and bathroom. Outside, the property is approached via a gravel driveway, offering ample parking and turning space, and includes an attached garage for additional convenience. The wrap-around garden is primarily laid to lawn with mature borders. This property is offered with no forward chain. Don't miss the chance to own this excellent bungalow in the picturesque village of Wootton. EPC RATING = D

**Guide Price £550,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Oil

**EPC Rating** D

**Council Tax** Band E

Dover





**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 occasionally on the field behind the property. 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**

**Ground floor**

**Entrance hall**

**Living/dining room**

20' 3" x 12' 0" (6.17m x 3.66m)

**Kitchen**

15' 8" x 9' 8" (4.78m x 2.95m)

**Conservatory**

15' 6" x 8' 8" (4.72m x 2.64m)

**Bedroom one**

14' 6" x 12' 8" (4.42m x 3.86m)

**Bedroom two**

10' 10" x 10' 6" (3.30m x 3.20m)

**Bedroom three**

10' 10" x 10' 6" (3.30m x 3.20m)

**Bathroom**





**Outside**  
**Driveway**

**Garage**  
15'0" x 11'8" (4.57m x 3.56m)

**Garden**

**Drainage**  
Cesspit













This floor plan shows a 3-bedroom house with a garage, living/dining room, kitchen, conservatory, and bathroom. The layout includes a garage (15' x 11'8"), three bedrooms (14'6" x 12'8", 10'10" x 10'6", and 10'10" x 10'6"), a living/dining room (20'3" x 12'), a kitchen (15'8" x 9'8"), a conservatory (15'6" x 8'8"), and a bathroom. The plan also features a central hallway, a north arrow, and a scale bar.

**Garage**  
15' x 11'8"

**Bedroom 1**  
14'6" x 12'8"

**Bedroom 2**  
10'10" x 10'6"

**Bedroom 3**  
10'10" x 10'6"

**Living / Dining Room**  
20'3" x 12'

**Kitchen**  
15'8" x 9'8"

**Conservatory**  
15'6" x 8'8"

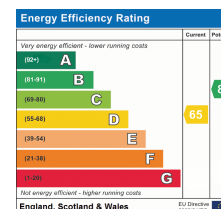
**Bathroom**

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