











Nestled in approximately an acre of picturesque grounds, this rural period cottage offers a blend of historic charm and contemporary timeless comforts which would suit the needs of any modern family. Surrounded by fields and woodlands, the property boasts stunning views of the North Downs. Despite its rural views, The property is conveniently located on Sandling Road just a minute's drive from Sandling station for London trains and a couple of minutes to the Channel Tunnel for continental trips. Upon entering through the outer porch, you are greeted by a magnificent dining room that exudes character. This room features a brick-walled inset area, a central beam, and an inglenook fireplace with a wood-burning stove. The dining room leads to a large modern kitchen/breakfast room equipped with a range cooker and integrated appliances. Adjacent to the kitchen is an impressive sitting room with French doors opening to a well-proportioned conservatory, a functional office space, and a utility/shower room. Upstairs, the property showcases fascinating vertical beams at the top of the stairs, a modern family bathroom, and five double bedrooms, two of which include en-suite facilities. The exterior is equally impressive having had a complete makeover by the current vendors, with a large terrace. The garden is a blend of lawn, mature trees, and shrubs, enhanced by a charming woodland area. There is a one bedroom annex perfect for family or holiday letting. Additional facilities include a well-insulated container designed as a gym, useful store and detached garage. Plenty of driveway parking.



**Guide Price £995,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 5

**Bathrooms** 4

**Parking** Driveway & garage

**Heating** Oil

**EPC Rating** C



## Situation

Wents Cottage is surrounded by local countryside yet has convenient travel connections, being under a mile from Sandling Station which provides trains to London and the Eurotunnel is close by for trips to the Continent. Nearby Saltwood village, Hythe and Folkestone offer a range of amenities including high performing schools, supermarkets and wonderful beaches. The high speed link to London is available from Folkestone and Ashford International. Access to the nearby M20 motorway provides a network to the remainder of Kent.

## The accommodation comprises

### Ground floor

Entrance porch

### Dining room

28' 4" x 12' 3" (8.64m x 3.73m)

### Spacious Inner hallway

### Kitchen

21' 7" x 12' 8" (6.58m x 3.86m)

### Conservatory

14' 3" x 12' 4" (4.34m x 3.76m)

### Living room

23' 2" x 18' 8" (7.06m x 5.69m)

### Rear lobby

### Utility/ shower room/WC

15' 5" x 6' 8" (4.70m x 2.03m)

### First floor

Landing

### Bedroom one

19' 8" x 11' 1" (5.99m x 3.38m)

### Bedroom two

15' 5" x 11' 5" (4.70m x 3.48m)





## Bathroom

### Bedroom four

15' 4" x 8' 10" (4.67m x 2.69m)

### En Suite bathroom

### Bedroom three

13' 4" x 12' 3" (4.06m x 3.73m)

### Bedroom four

12' 11" x 10' 1" (3.94m x 3.07m)

### En Suite bathroom/WC

## Outside

### Garage

Accessed via double gates to the side of the property. 20' 0" x 19' 10" (6.10m x 6.05m)

**Gravel driveway to the front accessed via five bar gate and providing plenty of off road parking**

### Garden

Approximately one acre of delightful gardens including a well-insulated container designed as a gym and large store.

## Annex

### Annex kitchen/Living room

27' 4" x 9' 9" (8.33m x 2.97m)

### Annex bedroom

12' 1" x 9' 8" (3.68m x 2.95m)













Approximate Gross Internal Area (Including Low Ceiling) = 287 sq m / 3090 sq ft  
 Outbuildings / Garage = 69 sq m / 745 sq ft

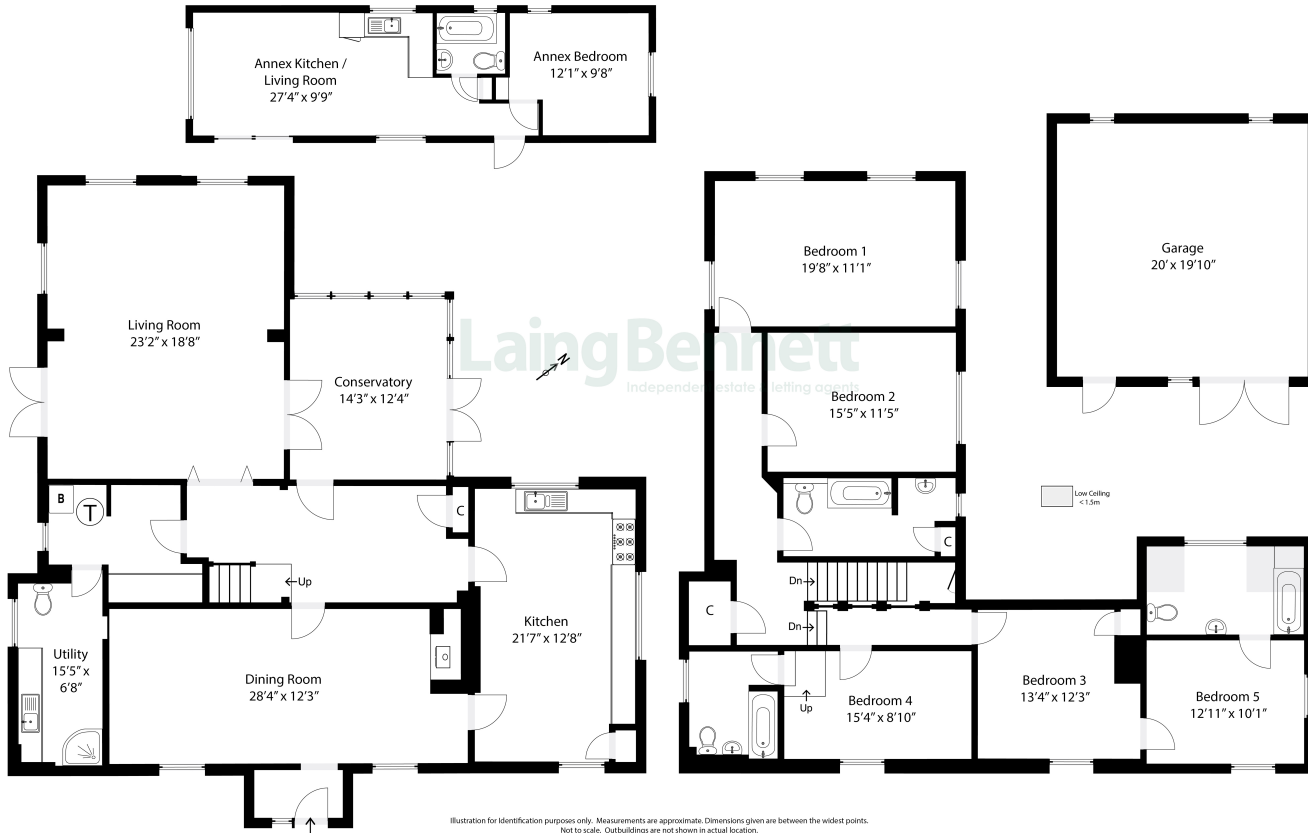
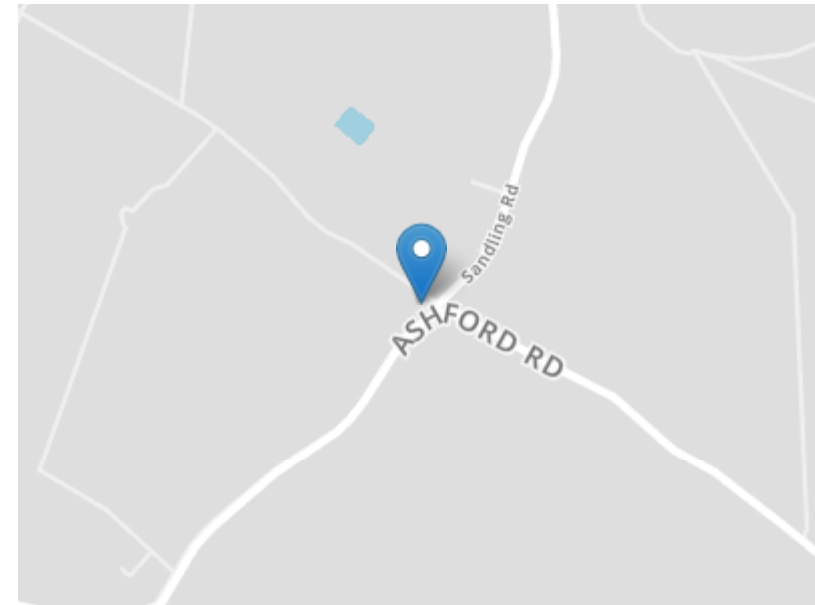


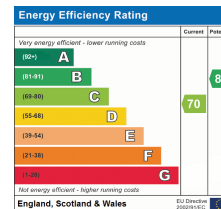
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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