Fairlawn, Denton Lane, Wootton, Canterbury, Kent, CT4 6RN

EPC Rating = D

Guide Price £575,000

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 £575,000

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

Approximate Gross Internal Area (Including Low Ceiling) = 105 sq m / 1131 sq ft
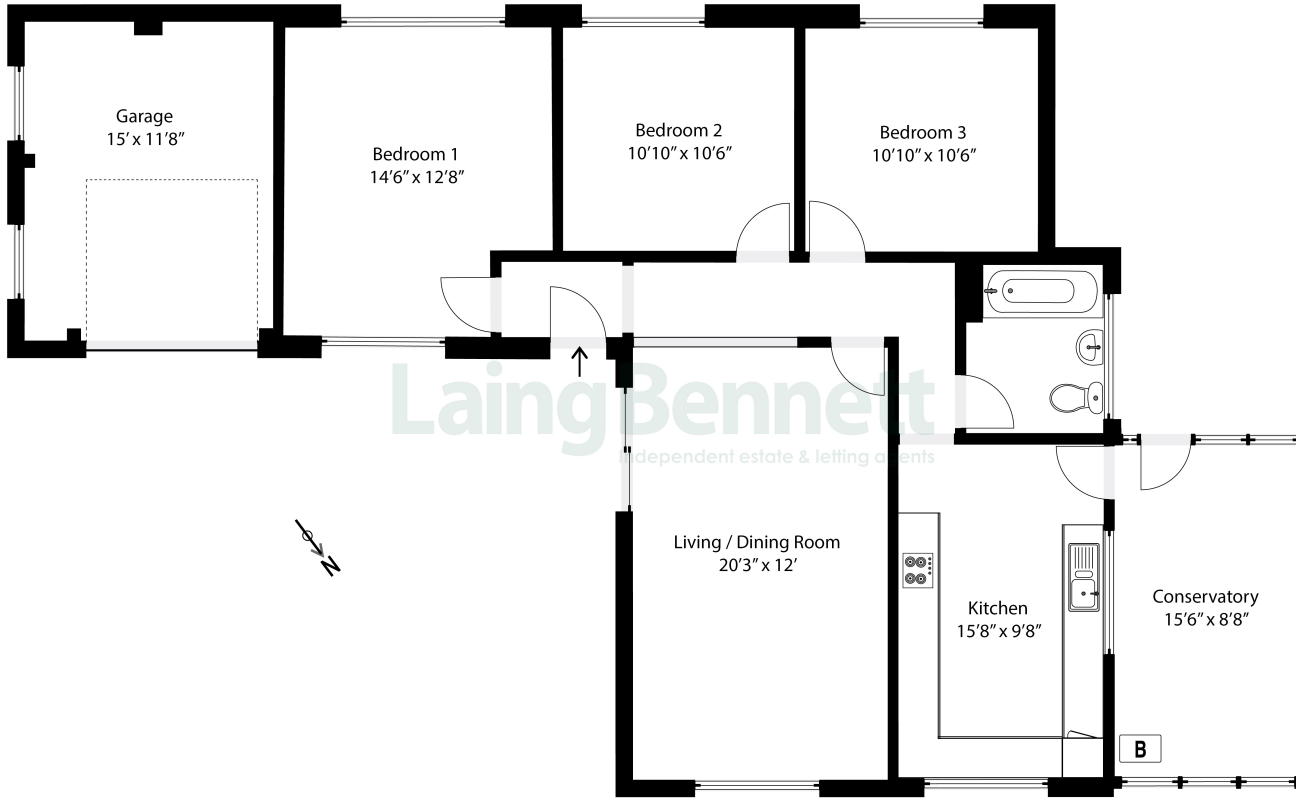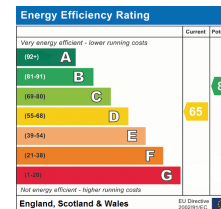Garage = 16 sq m / 175 sq ft

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"

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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.

Wootton

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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