



Woodside, Agester Lane,
Denton, Canterbury, Kent CT4 6NR
£950,000

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Woodside

Agester Lane, Denton, Canterbury

A contemporary, architecturally designed and energy efficient family house, with spacious living accommodation set within its own gardens of just over an acre.

Situation

The property is located in a rural setting being surrounded by countryside designated an AONB and situated just outside the historic village of Denton.

Denton itself benefits from a regular bus service, public house with restaurant, together with a local church, village hall and the popular Broome Park golf course. Further amenities can be found in the neighbouring villages of Barham and Elham catering well for one's everyday needs, whilst the cathedral city of Canterbury is approximately 8 miles away. Here will be found an excellent range of shopping, recreational and educational facilities, including a wide choice of Secondary, Grammar and Independent Schools, along with Higher Education and two Universities. Canterbury offers a regular rail service to London and the high-speed service from Canterbury West to St Pancras in just under the hour. Access on to the A2 Canterbury to Dover road is within only a few minutes' drive.

The Property

Woodside is an architecturally designed family house with an emphasis on modern and energy efficient living, having been completed around ten years ago in a clever mix of contemporary and traditional styles. The accommodation on the ground floor consists, full width sitting/dining room with a 10kw multi fuel stove, full width kitchen /dining/family room with an extensive kitchen fitted with matching units, incorporating a double oven, induction hob, fridge/freezer, dishwasher and double ceramic butler sinks. Off here is a useful utility room, boiler room and cloakroom/WC. There is also a ground floor bedroom or study with a separate bathroom. Upstairs are three double bedrooms, one with en-suite facilities and a walk-in dressing room, as well as a family bathroom .

Outside

Large double gates open onto a generous private driveway with ample room for a variety of vehicles. From here, extensive lawned gardens sweep beautifully around, enveloping the property on all sides, with the house sitting elegantly within its central location. Various established trees and hedging form the boundaries with some rather fabulous rural views. An enclosed and sheltered rear patio can be found just off the rear of the kitchen/breakfast room with raised beds and wood store offering a serene and secluded place in which to enjoy outside dining. A further patio to the front provides an additional viewing gallery as well as a place to sit and wile away the days. Well positioned in the garden is the original double stable block, now used for storage while there is also a further separate large useful shed.

Planning permission (20/00178) has been granted for a three bay garage with ancillary accommodation to the side and above.

Services

Geothermal boiler serves underfloor heating to the ground floor with radiators on the first floor. Private drainage.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: F

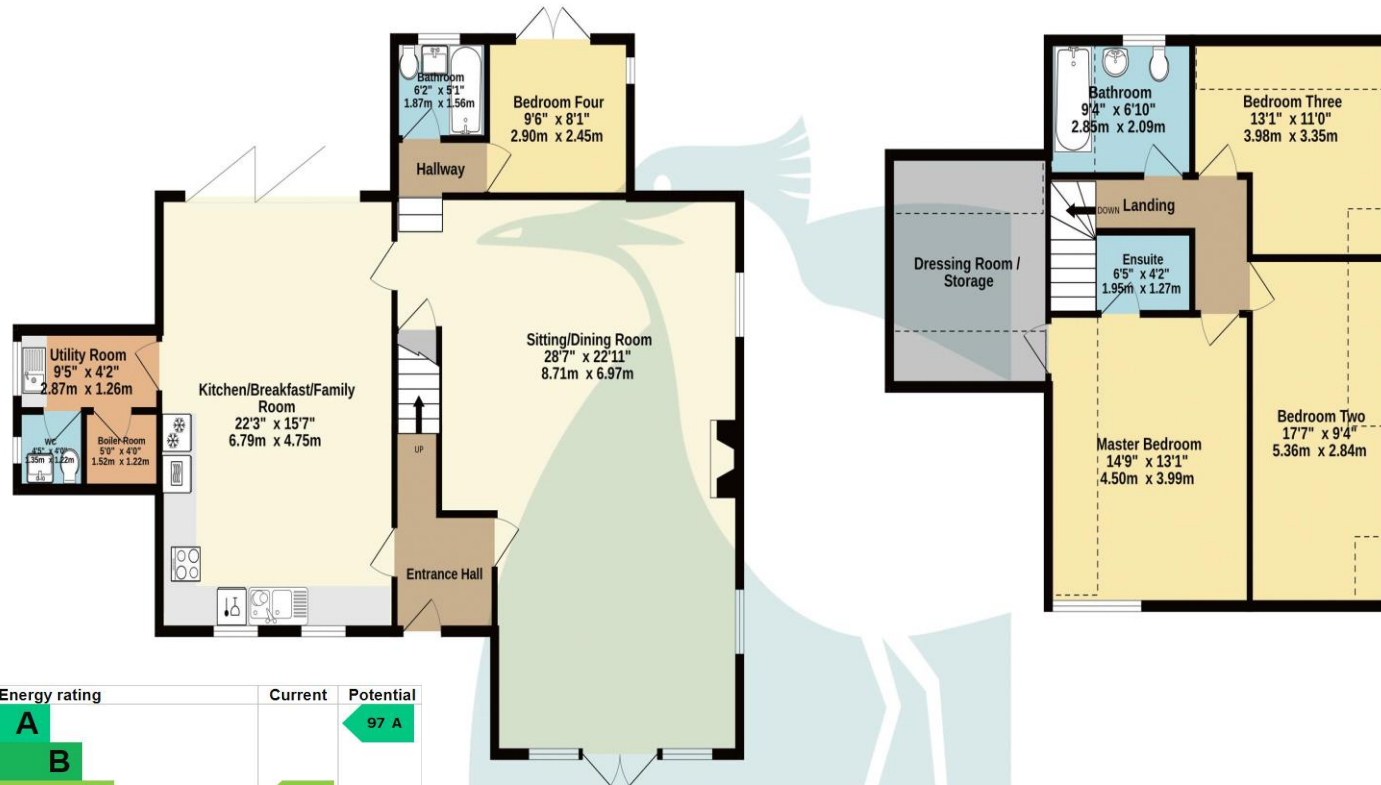
EPC Rating: C



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Ground Floor
1156 sq.ft. (107.4 sq.m.) approx.

1st Floor
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

Kitchen/Breakfast/Family Room

22' 3" x 15' 7" (6.78m x 4.75m)

Sitting / Dining Room

28' 8" x 19' 4" (8.73m x 5.89m)

Utility Room

9' 5" x 4' 5" (2.87m x 1.35m)

Cloakroom/WC

Boiler Room

Bedroom Four

9' 6" x 8' 5" (2.89m x 2.56m)

Bathroom

6' 2" x 5' 1" (1.88m x 1.55m)

First Floor Landing

Master bedroom

13' 1" x 13' 0" (3.98m x 3.96m)

En-suite

6' 4" x 4' 2" (1.93m x 1.27m)

Dressing Room / Store

11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Two

17' 6" x 9' 6" (5.33m x 2.89m)

Bedroom Three

13' 1" x 10' 9" (3.98m x 3.27m)

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: elham@colebrooksturrock.com



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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