



3 Forstal Road
Woolage Village, Canterbury, CT4 6SP
O.I.E.O £300,000 NO CHAIN

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3 Forstal Road,

Woolage Village, Canterbury

An attractive three bedroom family home situated in a quiet village with ample parking and a generous sized garden.

Situation

The picturesque hamlet of Woolage Village lies within gently rolling countryside and the nearby village of Shepherdswell offers a range of facilities, including main line station, a sought after Primary School, GP Surgery, Public Houses, Post Office, Co-op Store, Community Hall and other recreational facilities including a miniature railway.

The A2 is within just a few minutes' drive providing easy access to the south, to the Channel Port of Dover and, to the north, to the cathedral city of Canterbury. Both towns offer an excellent range of shopping, recreational and educational facilities, together with high-speed mainline train services to London St Pancras. Other rail stations may be found at the nearby villages of Adisham & Aylesham Slightly further afield, the Channel Tunnel town of Folkestone along with the Port of Dover provides direct and easy access into Europe.

The Property

This attractive semi-detached family home enjoys an elevated position, offering far-reaching views over the surrounding countryside. The ground floor accommodation includes a spacious, dual-aspect sitting room featuring a fireplace with a wood-burning stove, creating a warm and inviting atmosphere. This space flows seamlessly into a generous open-plan kitchen/dining area, again double aspect, with fitted with a modern gas range cooker, integrated dishwasher, and an American-style fridge freezer. There is also provision for a washing machine. A walk-in downstairs storage cupboard with a window offers flexible potential, with scope to be converted into a pantry or even a cloakroom/WC, subject to requirements. On the first floor, there are three bedrooms, two double rooms located at the front of the property, both benefiting from alcoves and scenic views across the neighbouring fields.

A third bedroom is situated at the rear, along with a well-proportioned family bathroom featuring a P-shaped bath with shower over.

Outside

The property is approached via a long driveway, providing ample off-road parking for multiple vehicles. The driveway extends through to the rear garden, where a useful timber storage shed is located. Both the front and rear gardens are predominantly laid to lawn, with a paved patio area directly adjacent to the rear of the house, ideal for outdoor dining and entertaining.

Services

All mains services are understood to be connected.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: D

Agents Note

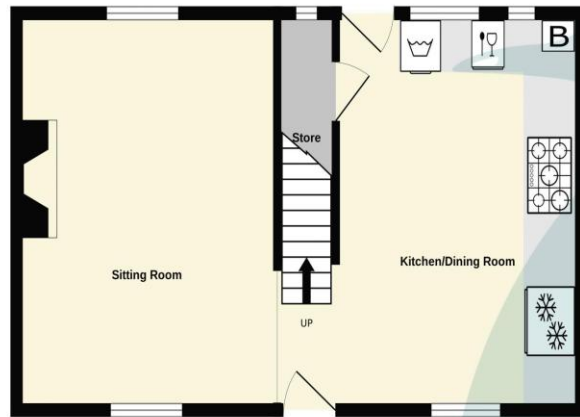
The vendor has made us aware that the property has a steel frame and is therefore considered to be of a non-standard construction.

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.

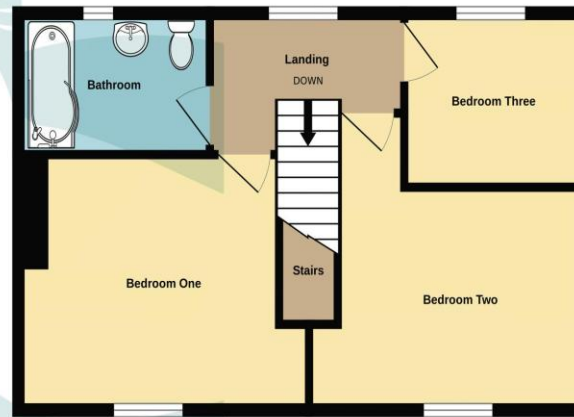


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
448 sq.ft. (41.6 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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Sitting Room

16' 10" x 12' 6" (5.13m x 3.81m)

Kitchen/Dining Room

16' 10" x 11' 9" (5.13m x 3.58m)

Store

10' 6" x 2' 10" (3.20m x 0.86m)

Landing

9' 8" x 3' 10" (2.94m x 1.17m)

Bedroom One

12' 4" x 10' 10" (3.76m x 3.30m)

Bedroom Two

11' 10" x 9' 6" (3.60m x 2.89m)

Bedroom Three

8' 7" x 6' 11" (2.61m x 2.11m)

Bathroom

9' 2" x 5' 4" (2.79m x 1.62m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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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