



WOOLAGE GREEN, Nr CANTERBURY

Guide price, £840,000



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



**Sunningdale,
Forstal Road
Woolage Green CT4 6SF**

DESCRIPTION

Sunningdale, is an attractive detached four bedroom individually designed Potton house, built we believe around 1991.

Construction, is timber framed and brick, with internal mocksupporting beams, impressive Inglenook fireplaces, leaded light windows, exposed brick feature walls, and attractive ribbed latched doors.

The property sits within its grounds which extend to about 1.2 acres set in village setting.

FEATURES

- Entrance hall, stairs to first floor, galleried landing.
- WC, hand basin, dado rail.
- Sitting room, triple aspect leaded light windows, Inglenook fireplace, with bressummer and lighting, beams.
- Dining room, Inglenook fireplace, with attractive cast iron wood burning stove, beams, exposed brick feature walls, French doors open to garden.
- Study, leaded light window overlooking front garden.
- Kitchen / Breakfast room, range of wall base mounted cabinets, gas range cooker, worktops
- utility cupboard housing boiler, tiled flooring.
- First Floor, Galleried landing.
- Master bedroom, views over adjoining farm land, built in wardrobes.
- En - suite shower room
- Three further bedrooms
- Family bathroom
- Double detached garage
- Garden and grounds of about 1.2 acres.

VIEWINGS

- Strictly by appointment through Whitney homes Tel: 01303 262853



SITUATION

Sunningdale is located in the picturesque small hamlet of Woolage Green, which offers a well-regarded public house and village green, and located about seven miles south west of the historical city of Canterbury, offering many cultural interests, The Marlowe Theatre, excellent shopping centre, a wide choice of school both in the private and state sectors as well as colleges and university.

Recreational facilities in and around the area include, sportscentres, a good choice of golf courses, cricket, rugby, watersports and fishing can be found along the coast.

The village is well placed for easy access on to the A2 which links into the M20/M25 and M1 motorway network. The High-speed train service operates from Dover and Canterbury West in to London St Pancras. The Channel

Tunnel terminal at Cheriton and the Port of Dover are easily accessible and provide services to the continent.

OUTSIDE

The property is approached off Forstal Road via a five-bar gate onto a block paved drive which leads to double garaging and provides ample parking. The beautiful gardens are a real feature to the property and extend to around 1.2 acres.

The front gardens are lawned and well stocked with herbaceous borders, mature trees, shrubs, and a pretty Lychgate to the front of the drive. The rear gardens are well-manicured, sweeping lawns with a wealth of tree species, that include a variety of apple, vegetable and fruit beds, arbour with climbing rose along with rose beds, and along the rear of the house is a sun terrace and carp pond.

- **PROPERTY INFORMATION.**

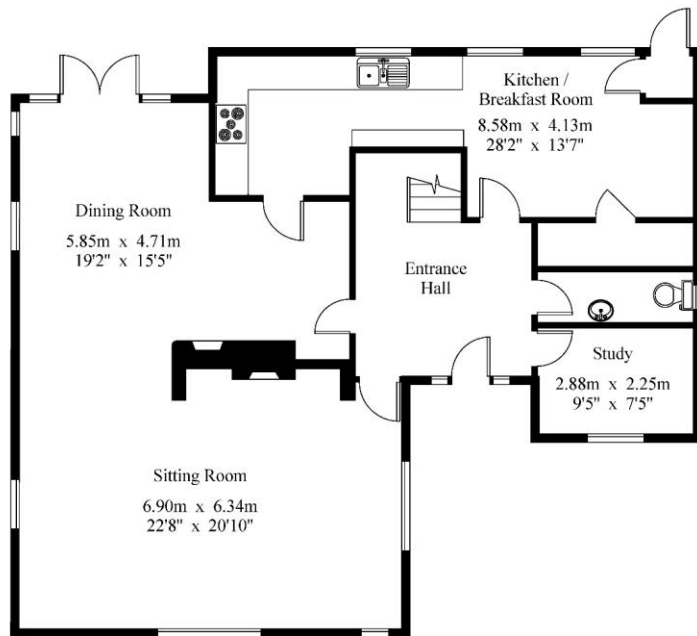
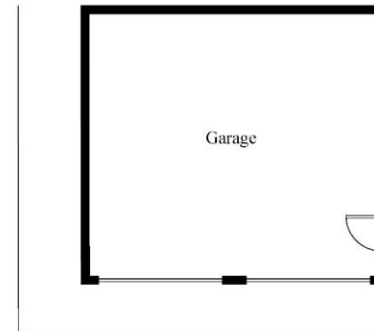
- Services: Main's water, gas, electricity and drainage
Local Authority: Canterbury City Council
- Council Tax band: G (2020/2021)



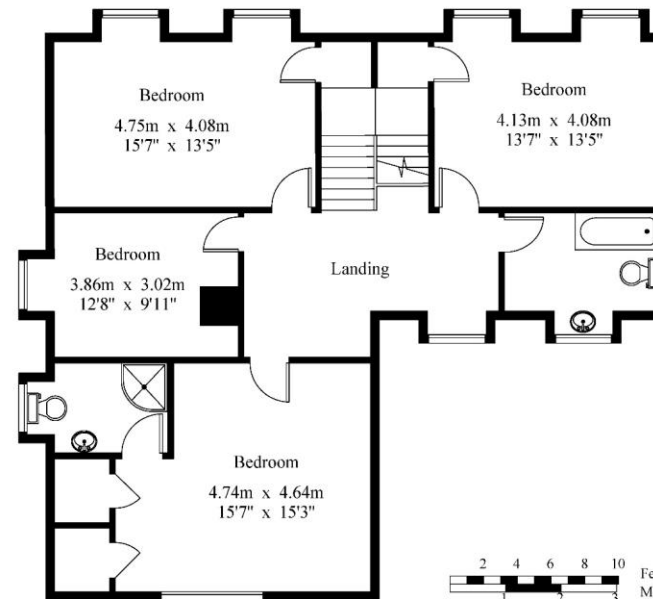


Sunningdale

House - Gross Internal Area : 185.2 sq.m (1,993 sq.ft.)
Garage - Gross Internal Area : 24.8 sq.m (266 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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