



Stone Cottage  
Wick Lane | Woolage Green | Canterbury | Kent | CT4 6SD



# Step inside

## Stone Cottage

Originally built as three mining cottages in 1830 before being combined in the 1960's, this spacious detached residence has been meticulously transformed by the current owners into a refined home that blends period charm with contemporary craftsmanship. Set within 0.9049 acres of beautifully maintained grounds, with versatile outbuildings and backing onto woodland, the property offers elegance, tranquillity and modern comfort.

Approached via in and out driveway, leading to a carport, garage and the gated yard, the home immediately conveys a sense of impressive rural character. The current owners have undertaken a comprehensive renovation, including a new roof, complete rewire, replumbing, and installation of new windows and doors, ensuring the property is presented in immaculate, turnkey condition while preserving its historic character. However, the property also benefits from planning permission to extend further, allowing the next custodian to enhance and expand the home in line with their vision.

Inside, the welcoming entrance hall introduces the home's thoughtful design, featuring bespoke cabinetry and a built in bench. From here, the accommodation flows effortlessly into the beautifully appointed living spaces. The lounge is warm and inviting, centred around a wood burning stove. The heart of the home is the expansive kitchen, completely refitted in a modern country style, with a Smeg range, a generous central island and space for a large freestanding fridge/freezer. The space connects seamlessly to the light and bright dining area with panoramic views over the rear garden, perfectly suited for everyday living or entertaining.

A separate study provides a peaceful workspace, while the flagstone floored boot room and adjoining utility area and cloakroom offer exceptional practicality with space for washer and dryer, ample storage and access to the garden.

The first floor continues the home's sense of calm and comfort. The main bedroom enjoys a dual aspect outlook and an ensuite toilet with dual sinks, creating a serene private retreat. Two further double bedrooms overlook the gardens, one benefitting from its own ensuite toilet, while a fourth bedroom is accessed through a sizeable dressing room, offering versatility as a guest suite, nursery, or additional private space.

Outside the expansive rear garden, beautifully maintained and backing directly onto woodland, provides a tranquil outdoor sanctuary and includes a greenhouse. Versatile outbuildings provide an impressive array of lifestyle amenities and huge potential. The first outbuilding, formerly an annex, now houses a garage, gym, and storerooms, yet could be readily reinstated as additional accommodation for guests or multi generational living. The second outbuilding, once a stable block, has had part transformed into a striking private pub, complete with a fitted bar, chandelier lighting, and space for a pool table and darts, an exceptional setting for entertaining. Behind this, the remaining stables and wood store have been used for storage but remain in excellent condition and could easily return to equestrian use, offering further flexibility. Alongside is the gravelled yard, formally a sand school, which has potential for many uses or space for further outbuildings or parking and storage as required.





# Seller Insight

“ We have loved living at Stone cottage, we feel we took on a tired cottage in need of love and we have given it a new lease of life, ready for the new owners to take to the next level if they wish.

Woolage Green is a charming rural hamlet nestled within the rolling Kent countryside, offering an idyllic balance of tranquillity and accessibility. Surrounded by woodland walks, open fields, and a close knit community atmosphere, it provides a serene backdrop for country living while remaining exceptionally well connected.

Everyday amenities are conveniently close, including The Two Sawyers pub just a short walk down the lane. The neighbouring villages offer essentials such as local shops, including the excellent Barham Village Store and Post Office, while the larger centres of Canterbury, Folkestone and Dover provide comprehensive shopping, dining, and leisure facilities. For those who enjoy the outdoors, the surrounding countryside offers an abundance of walking routes, bridleways, and scenic woodland paths, making it an ideal location for nature lovers, dog owners, and equestrian enthusiasts. We are also not far from the coast at Deal with its pier and beach as well as excellent boutique shops and restaurants.

Travel connections are another key advantage of Woolage Green. Aylesham and Snowdown stations provide direct rail links to Canterbury and Dover, with onward connections to London. The A2 is easily accessible, offering swift road travel towards both the capital and the coast. The area is served by a selection of well regarded local schools, including both popular village primaries and a variety of secondary options including the renowned King's School at Canterbury within easy reach.

Woolage Green offers a rare combination: the peace and privacy of rural living, the warmth of a small community, and the convenience of excellent schools, amenities, and transport links close at hand.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





#### Travel

|                       |            |
|-----------------------|------------|
| By Road:              |            |
| Canterbury            | 8.7 miles  |
| Ashford International | 23.0 miles |
| Dover Docks           | 11.1 miles |
| Channel Tunnel        | 16.0 miles |
| Gatwick Airport       | 72.9 miles |
| Charing Cross         | 70.8 miles |

|                               |            |
|-------------------------------|------------|
| By Train from Canterbury West |            |
| High-Speed St. Pancras        | 54 mins    |
| Charing Cross                 | 1hr 32mins |
| Victoria                      | 1hr 20mins |
| Ashford International         | 16 mins    |

|                                     |            |
|-------------------------------------|------------|
| By Train from Ashford International |            |
| St Pancras                          | 37 mins    |
| Charing Cross                       | 1h 16 mins |
| London Bridge                       | 1h 12 mins |

#### Healthcare

|                              |              |
|------------------------------|--------------|
| Bridge Health Centre         | 01227 831900 |
| Canterbury Health Centre     | 03000 426600 |
| Elham and Hawkinge Surgery   | 01303 840213 |
| Canterbury Medical Practice  | 01227 463128 |
| Kent and Canterbury Hospital | 01227 766877 |
| Chaucer Hospital             | 01227 825100 |

#### Leisure Clubs & Facilities

|                          |               |
|--------------------------|---------------|
| Barham Tennis Club       | 01227 831367  |
| Jelly Legs Running Club  | 01227 830984  |
| Polo Farm Sports Club    | 01227 769159  |
| Canterbury Golf Club     | 01227 453532  |
| Broome Park Golf Club    | 0800 358 6991 |
| Kingsmead Leisure Centre | 01227 769818  |

#### Education

|                              |              |
|------------------------------|--------------|
| Primary Schools:             |              |
| Pilgrim's Way Primary        | 01227 760084 |
| St Thomas's Catholic Primary | 01227 462539 |
| Kent College Junior          | 01227 762436 |
| St Edmunds Junior            | 01227 475600 |

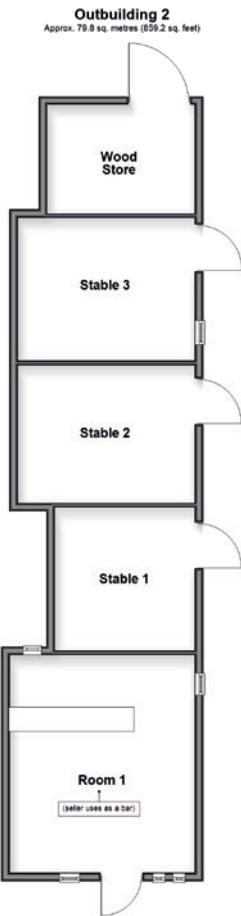
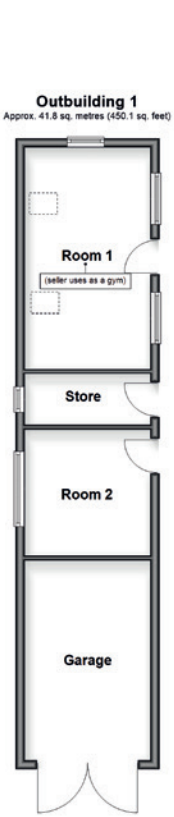
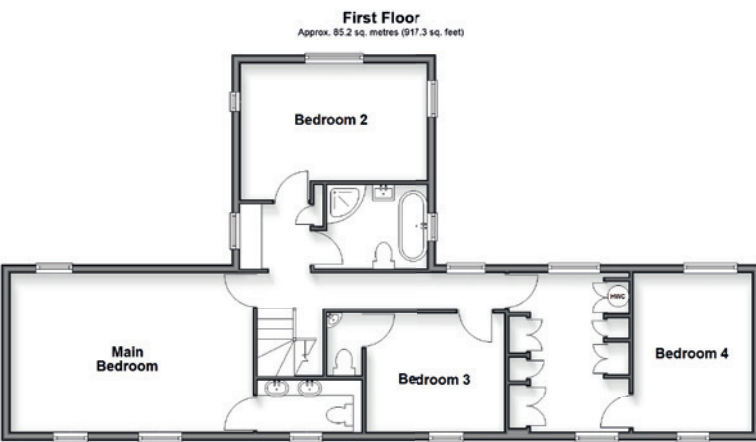
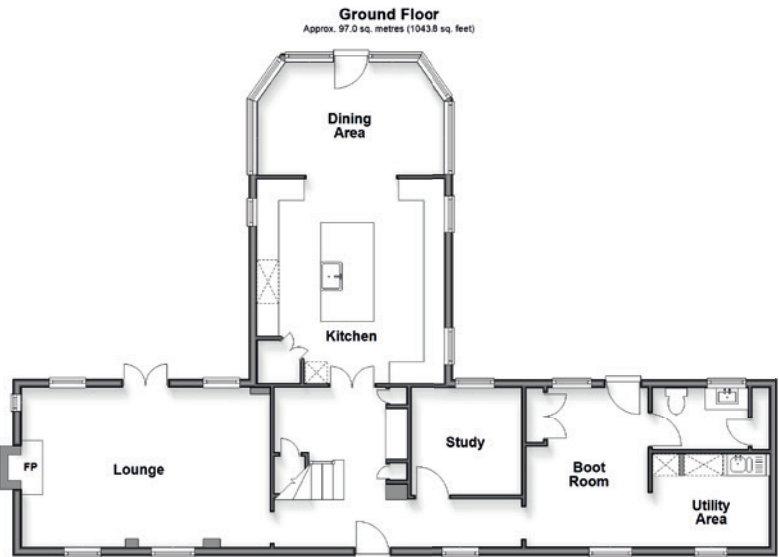
|                             |              |
|-----------------------------|--------------|
| Secondary Schools:          |              |
| Simon Langton Girls Grammar | 01227 463711 |
| Simon Langton Boys Grammar  | 01227 463567 |
| Barton Grammar              | 01227 464600 |
| King's School, Canterbury   | 01227 595501 |
| Kent College                | 01227 475000 |
| St Edmunds                  | 01227 763231 |

#### Entertainment

|                             |               |
|-----------------------------|---------------|
| Marlowe Theatre, Canterbury | 01227 787787  |
| Gulbenkian Theatre          | 01227 769075  |
| Abode Hotel                 | 01227 766266  |
| Duke of Cumberland          | 01227 831396  |
| The Bridge Arms             | 01227 286534  |
| The Pig at Bridge Place     | 0345 225 9494 |

#### Local Attractions / Landmarks

|                            |
|----------------------------|
| Howletts Animal Park       |
| Wingham Wild Life Park     |
| The Canterbury Tales       |
| The Beaney House           |
| Canterbury Cathedral       |
| Canterbury Heritage Museum |



GROUND FLOOR

|              |                              |
|--------------|------------------------------|
| Hallway      |                              |
| Boot Room    | 11'8 x 9'3 (3.56m x 2.82m)   |
| Utility Area | 8'10 x 6'5 (2.69m x 1.96m)   |
| Cloakroom    |                              |
| Utility Area | 8'10 x 6'5 (2.69m x 1.96m)   |
| Lounge       | 18'10 x 11'8 (5.74m x 3.56m) |
| Kitchen      | 15'7 x 14'3 (4.75m x 4.35m)  |
| Dining Area  | 15'8 x 9'0 (4.78m x 2.75m)   |

FIRST FLOOR

|                         |                             |
|-------------------------|-----------------------------|
| Landing                 |                             |
| Main Bedroom            | 18'5 x 12'0 (5.62m x 3.66m) |
| En Suite Toilet         |                             |
| Bathroom                | 7'11 x 6'4 (2.41m x 1.93m)  |
| Bedroom 2               | 14'4 x 8'8 (4.37m x 2.64m)  |
| Bedroom 3               | 10'9 x 9'0 (3.28m x 2.75m)  |
| En Suite Toilet         |                             |
| Dressing Room/Bedroom 5 | 12'0 x 7'11 (3.66m x 2.41m) |
| Bedroom 4               | 12'0 x 9'6 (3.66m x 2.90m)  |

OUTBUILDING 1

|               |                             |
|---------------|-----------------------------|
| Kitchen/Store | 9'7 x 9'6 (2.92m x 2.90m)   |
| Store         | 9'9 x 3'10 (2.97m x 1.17m)  |
| Gym           | 16'11 x 9'7 (5.16m x 2.92m) |
| Garage        | 16'5 x 9'10 (5.01m x 3.00m) |

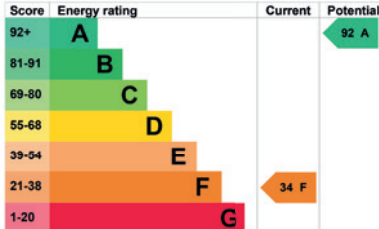
OUTBUILDING 2

|        |                             |
|--------|-----------------------------|
| Bar    | 17'8 x 15'1 (5.39m x 4.60m) |
| Stable | 11'8 x 11'8 (3.56m x 3.56m) |
| Stable | 14'4 x 11'4 (4.37m x 3.46m) |
| Stable | 14'6 x 11'8 (4.42m x 3.56m) |

OUTSIDE

- Front Garden
- Rear Garden
- Driveway
- Car Port
- Greenhouse

Council Tax Band: F  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 14.07.2026



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