



Felderland Lane, Worth, Deal, CT14 0BT

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# Felderland Lane

Worth, Deal, CT14 0BT

## Guide Price £880,000

Freehold

Tucked away along a private driveway in the sought-after village of Worth, Heights Cottage is a beautifully presented character home surrounded by farmland and orchards. Originally two tied cottages dating back to the early 1900s, the property has been thoughtfully combined and upgraded into a spacious four-bedroom family home arranged over three floors. With high-end finishes throughout, a welcoming atmosphere, and landscaped gardens, this unique home combines period charm with modern convenience.

The ground floor accommodation is centred around a superb Neptune kitchen, fitted with solid oak units, Neff integrated appliances, and a central breakfast island. This opens into a bright and airy dining room, enhanced by a striking roof lantern that floods the space with natural light. A cosy living room features a wood-burning stove set within a character fireplace, creating the perfect place to relax. Completing the floor are a practical utility/boot room, a ground-floor shower room, and a welcoming entrance hall.

On the first floor, the central landing leads to three double bedrooms. Two are positioned at the rear, both enjoying far-reaching views across orchards and farmland, while the front-facing bedroom is generously sized and filled with natural light. A four-piece family bathroom serves this floor, finished to a high standard.

The second floor is home to the principal bedroom suite, complete with an en-suite shower room and a Juliet balcony offering stunning panoramic views across the surrounding countryside—an idyllic private retreat.

Externally, Heights Cottage is equally impressive. A private driveway leads to a spacious shingled parking area and a double carport with EV charging, alongside a workshop and additional storage. The rear garden is beautifully landscaped, with a raised deck, patio, and lawn providing multiple areas to entertain, relax, or enjoy the peaceful rural outlook. A summerhouse and a thatched gazebo add further charm and versatility to this wonderful outdoor space.



The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

<b>Ground Floor</b>	
Entrance Hall	
Shower Room	
Utility Room	2.14 x 3.64
Kitchen/ Breakfast Room	2.25 x 7.12
Living Room	4.45 x 7.11
Dining Room	2.68 x 7.36

<b>First Floor</b>	
Landing	
Bedroom 4	2.07 x 3.62
Bedroom 3	2.69 x 3.59
Family Bathroom	
Bedroom 2	3.64 x 4.49

<b>Second Floor</b>	
Bedroom 1	3.25 x 4.28
En-Suite Shower Room	

<b>External</b>	
Double Carport	5.27 x 5.39
Workshop	2.59 x 5.26
Store	2.12 x 3.66
Store	1.29 x 2.17
Summer House	2.75 x 3.63

**Services:** (Mains) Water, Electricity. (Private)  
Drainage: Septic Tank, Oil Fired Heating.

**Council Tax:** Band F (Dover District Council)

**Energy Rating:** Current 45 | E. Potential 76 | C.

**Location:** What3Word location:  
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**Viewing by appointment only:** Finn's Sandwich  
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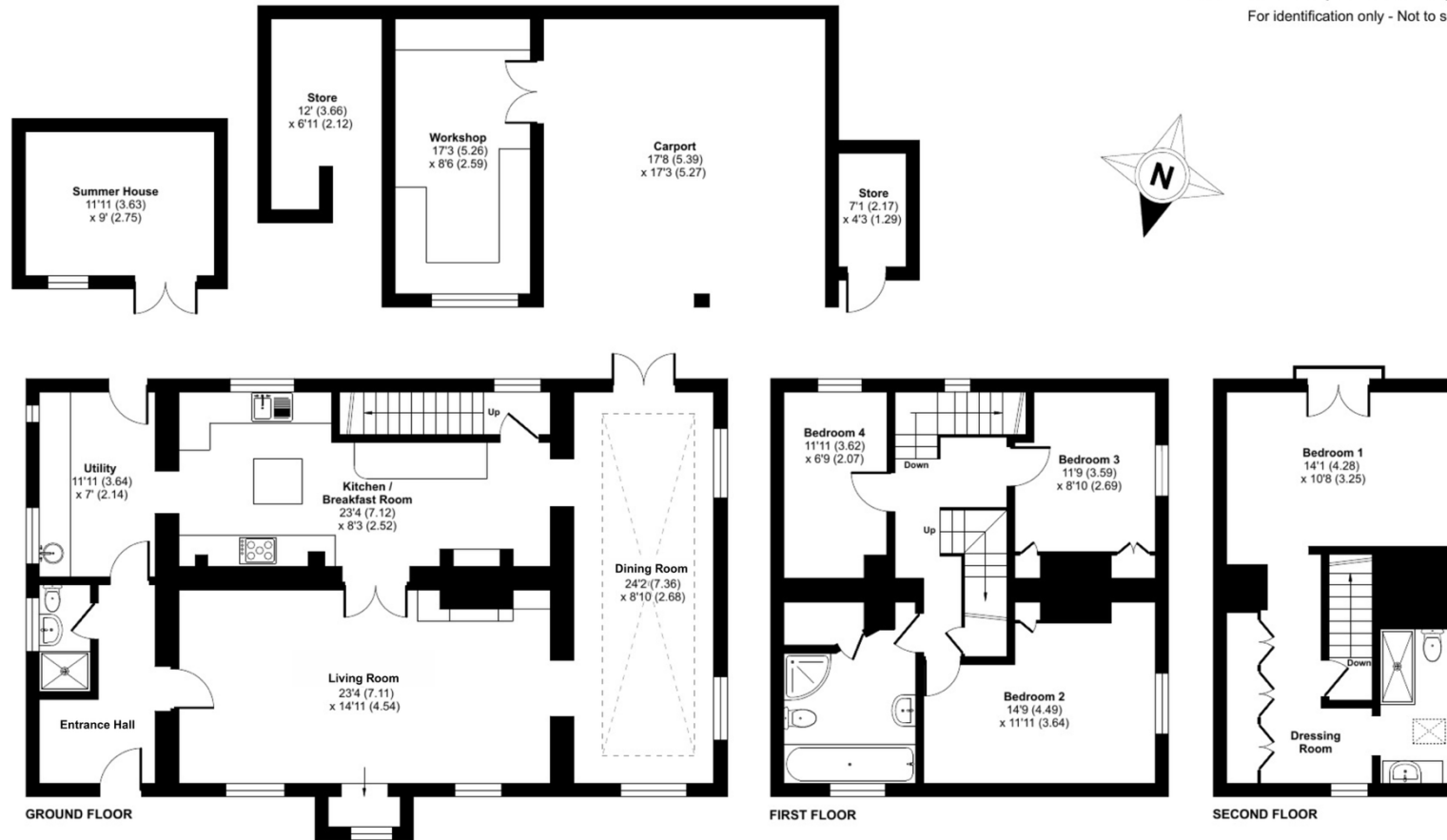


Approximate Area = 1974 sq ft / 183.3 sq m (excludes carport)

Outbuildings = 357 sq ft / 33.1 sq m

Total = 2331 sq ft / 216.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Finns. REF: 1341720

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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