



GUILDCREST ESTATES



Meadowlands Wootton Drive, Petham, Canterbury CT4 5WD





GUILDCREST ESTATES

Wootton Drive, Petham,
Canterbury CT4 5WD

Offers over £950,000

Situated in the picturesque village of Petham, the city of Canterbury, this impressive detached residence on Wootton Drive occupies a desirable private road setting and offers an exceptional blend of space, comfort, and refined living. Extending to approximately 2,044 sq ft, the property features four generously sized bedrooms, making it ideally suited to family life.

The interior boasts a welcoming and notably spacious hall and landing, setting the tone for the well-proportioned accommodation throughout.

Three versatile reception rooms provide excellent areas for both relaxation and entertaining, while two well-appointed bathrooms ensure convenience for a busy household. A separate utility room further enhances the practicality of the layout.

Outside, there is a double garage and extensive driveway parking for six to eight vehicles, perfect for multi-car families or visiting guests. The garden is a particular highlight, thoughtfully arranged and complemented by both a charming summer house and a greenhouse, ideal for leisure and gardening enthusiasts alike. Beyond the grounds, the property enjoys beautiful open views across surrounding fields, creating a





tranquil and scenic backdrop.

Combining modern comfort with the peaceful charm of village living, this outstanding home represents a wonderful opportunity to acquire a spacious property in a truly desirable setting.





GUILDCREST ESTATES

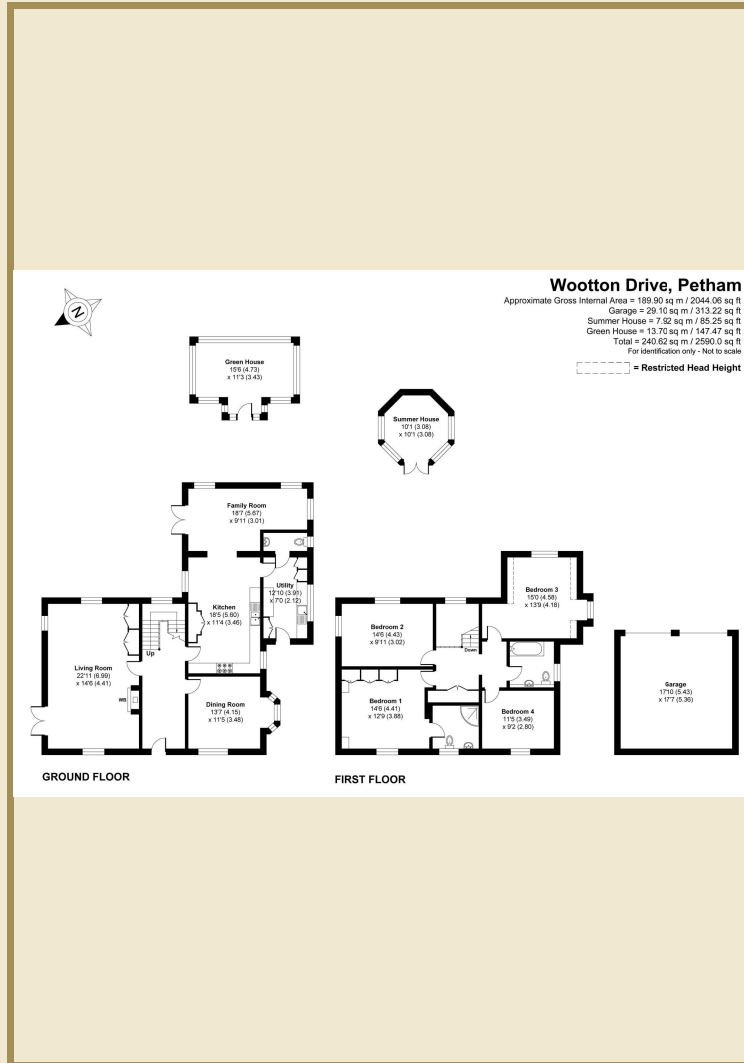
Key Features

- 4 spacious bedrooms
- Detached house
- Large back garden
- Village location
- Private road
- Double garage, ample parking

Important Information

Freehold
House - Detached
2044.00 sq ft
Council Tax Band G
EPC Rating

£950,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



01227 696000 www.guildcrestestates.co.uk
24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.