Pastoral Farm
Wootton

Strutt & Parker

Land and property. Since 1885.

3,356 sq ft (312 sq m) | Freehold
3 reception rooms | 3 bedrooms | 1 bedroom annexe
Stables and outbuildings | Garage | Gardens and grounds
About 9.2 acres

Guide price £1,395,000

A superb modern farmhouse, set in over nine acres and occupying a commanding elevated position with breathtaking panoramic views across a scenic valley, together with a one bed cottage and outbuildings.

A timeless haven of rural calm, this stylish, modernised farmhouse blends contemporary design with rustic charm. Perched in a commanding elevated position, the property offers breathtaking panoramic vistas across a lush, scenic valley and is set in over nine acres of rolling countryside with plenty of outbuildings.

Tailored for a life of self-sufficiency, the grounds feature a flourishing horticultural haven of established orchards and productive plots, seamlessly blending into rewilded woodlands to create a rare sanctuary of nature, panoramic views, and absolute tranquillity.

The main house is perfectly positioned to capitalise on its elevated vantage point. Expansive glazing and picture windows frame panoramic views of the surrounding landscape, while a raised sun deck provides a tranquil space to immerse oneself in the serenity of the outlook.

The spacious contemporary kitchen forms the heart of the home, with sleek cabinetry, a range of integrated appliances and bi-folding doors opening onto the terrace, while the adjoining well-proportioned formal dining room provides an excellent space for both everyday meals and entertaining. The substantial sitting room extends to more than 27ft in length and features integrated window seating and extensive glazing, framing views across the surrounding landscape.

On the first floor, the triple aspect principal bedroom includes a walk-in wardrobe. There are two further well-proportioned bedrooms (one with a modern en suite bathroom), and a stylish shower room.

Stable Cottage

Further flexibility is provided by the detached one-bedroom cottage which offers independent accommodation comprising a kitchen/sitting room, a double bedroom and a shower room, making it suitable for guests, extended family or additional home-working space, as desired.

Outside

The property is set within extensive grounds, with a large terrace providing an ideal space for al fresco dining and a garden incorporating a poly tunnel and pond. A large gravel driveway provides ample parking and leads to the superb cottage annexe.

There are also facilities for those with equestrian or smallholding interests, including a block of three stables, a detached garage and two storage workshops, together with a refurbished piggery building with chicken coop and stalls.

Location

Pastoral Farm enjoys a peaceful rural position on Shelvin Lane, on the edge of Wootton within the Kent Downs National Landscape, surrounded by rolling countryside yet conveniently placed for Canterbury and Dover. Everyday amenities can be found in nearby villages, while Canterbury provides extensive shopping, dining, and cultural opportunities, and Dover offers coastal attractions and port access.

The area is well connected, with the A2 close by for routes towards Canterbury, Dover, and the M2. Rail services from Shepherds Well and Snowdown stations link to Dover Priory and London via Southeastern connections.

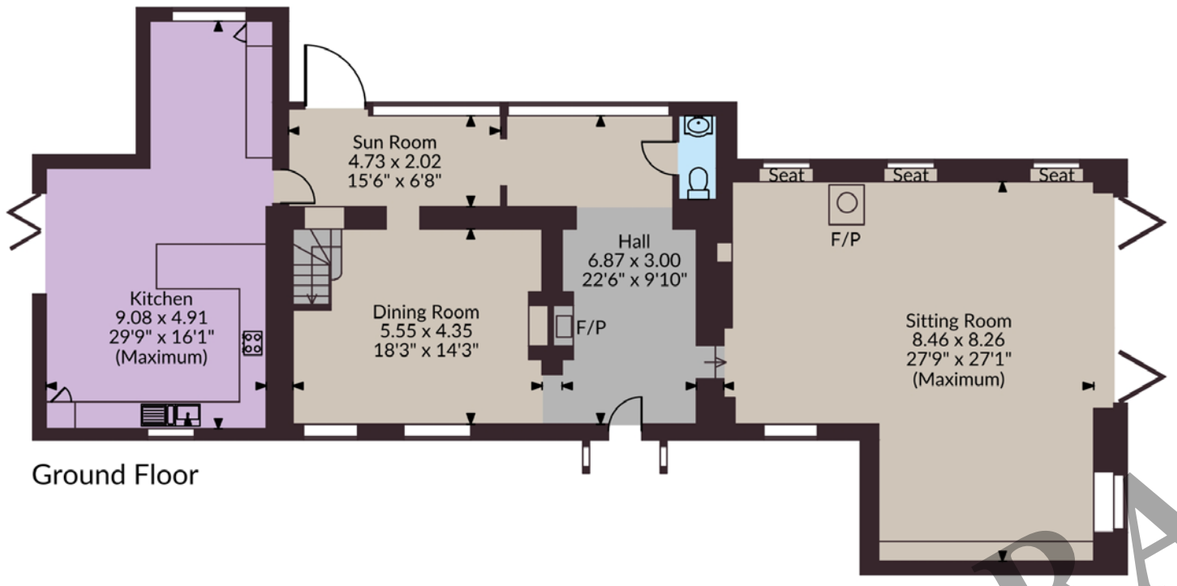
Schooling options are strong, with nearby primaries at Selsted, Barham, and Shepherdswell, and well-regarded grammar schools in Canterbury including the Simon Langton Grammar Schools and Barton Court. Independent choices include The King's School, Kent College and St Edmund's School in Canterbury.

Postcode region: CT4

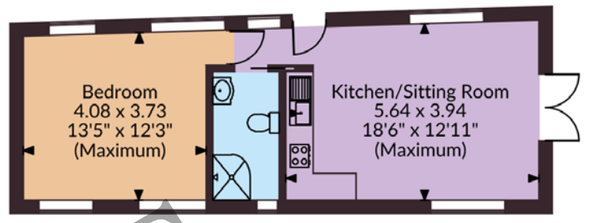
General

Local Authority: Dover District Council
Services: Mains electricity and water. Oil heating. We understand that the private drainage at the property complies with the relevant regulations - confirmation is being sought.
Council Tax:Pastoral Farm - Band G; Stable Cottage - Band A
EPC Rating: Pastoral Farm – C; Stable Cottage - C
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

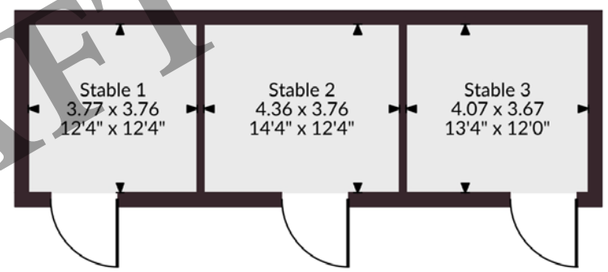
Pastoral Farm, Shelvin Lane, Wootton
Main House internal area 2,881 sq ft (268 sq m)
Garage internal area 136 sq ft (13 sq m)
Outbuildings internal area 1,387 sq ft (129 sq m)
Annexe internal area 475 sq ft (44 sq m)
Total internal area 4,879 sq ft (453 sq m)

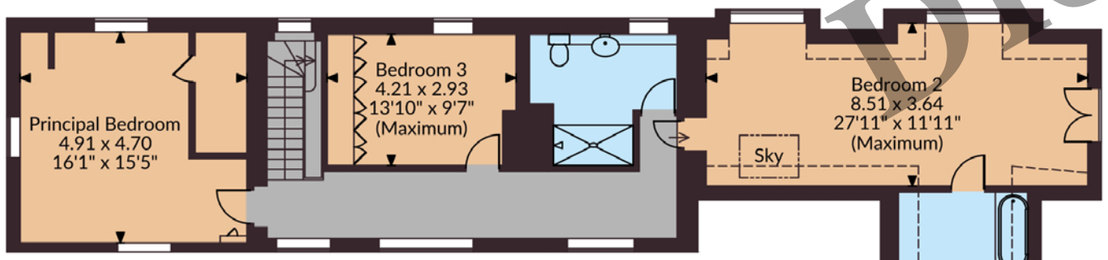


Ground Floor

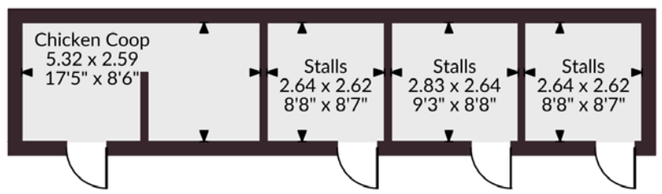


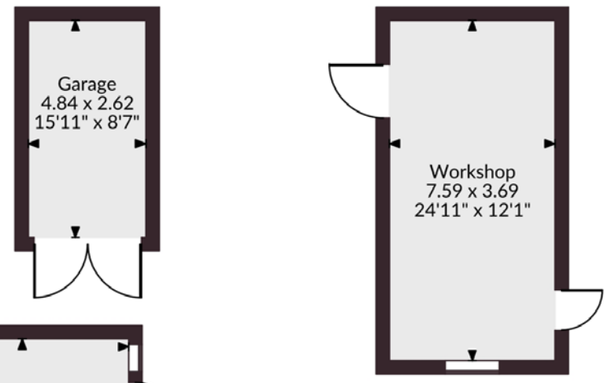
Annexe





First Floor





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Denotes restricted head height
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Strutt & Parker Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700 | canterbury@struttandparker.com

@struttandparker struttandparker.com

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