

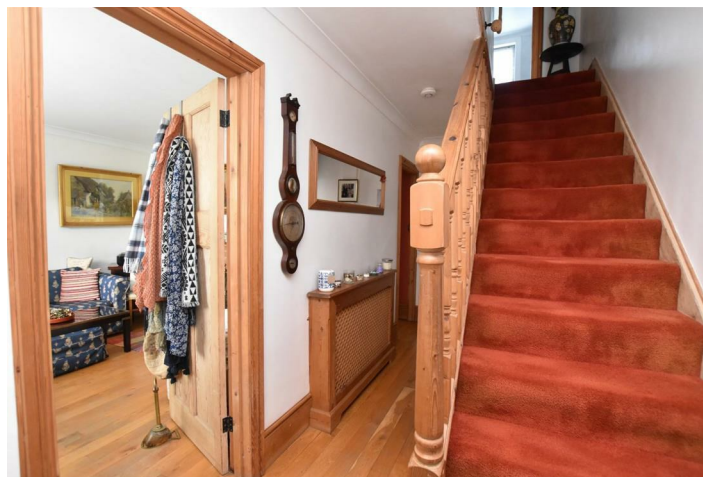


Stonehill

Sellindge TN25 6EJ

- Delightful Detached Cottage
- Sitting Room With Open Fire
- Country Kitchen With Stable Door
- Bathroom With Bath & Shower
- Lovely Rear Garden Backing Onto Open Fields
- Two Double Bedrooms
- Dining Room With Log Burner
- Large Conservatory To Rear
- Outbuilding With Utility Room & WC
- Off-Road Parking For Up To Three Cars

Asking Price £425,000 Freehold





Mapps Estates are delighted to bring to the market this charming detached cottage set in beautiful gardens in a semi-rural location, yet within a short drive of Ashford for high speed access to central London. This well-appointed home is finished to a high quality throughout while losing none of its period character. The well proportioned accommodation is surprisingly spacious, comprising a front porch and reception hall, a sitting room with an open fire, a dining room with a cast iron log burner, a country kitchen with a stable door, and a large modern conservatory to the ground floor, while upstairs you will find the two double bedrooms and spacious bathroom with both a corner bath and a separate shower cubicle. An outbuilding to the rear offers a utility room and WC. The generous rear garden complements the property beautifully and backs onto open fields to the rear. With a gravelled driveway completing this delightful home, an early viewing comes highly recommended.

Located in the popular semi-rural village of Sellindge, which offers a Post Office and Co-Op mini supermarket, coffee shop, active village hall, doctor's surgery, primary school and Sellindge Sports and Social Club. Secondary Schooling is available in nearby Saltwood with boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High-speed rail services are available from Ashford International station approximately 15 minutes by car giving service to London, St Pancras in approximately 38 minutes. Alternatively, Westenhanger Railway station is just a short drive away. The pretty Cinque Port town of Hythe is approximately 15 minutes away by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The town also boasts the historic Royal Military Canal running through it and enjoys an unspoilt seafront promenade.

Ground Floor:

Front Porch 4'5 x 2'8

A pitched roof front porch with a composite front door and outdoor light, UPVC double glazed windows, tiled floor, and an internal wooden entrance door with stained glass double glazed panels and window over, opening to reception hall.

Reception Hall 15'1 x 5'11

With stairs to first floor and understairs store cupboard with consumer unit and light, side aspect UPVC double glazed window, store cupboard under housing floor-mounted Worcester Bosch oil-fired combination boiler with fitted shelving to side, coved ceiling, two wall lights, wood flooring, radiator, doors to sitting and dining rooms.

Sitting Room 12' x 12'

With front aspect UPVC double glazed window, red brick open fireplace, two wall lights, coved ceiling, wood flooring, radiator.

Dining Room 12' (max) x 12'

With rear aspect UPVC double glazed windows and French doors to conservatory, archway to kitchen, red brick fireplace with recessed cast iron log burner, two wall light points, coved ceiling, wood flooring, radiator.

Kitchen 8'9 x 7'4

With rear aspect UPVC double glazed window and UPVC stable door with feature bullseye double glazed panel, fitted country kitchen comprising granite worktops with concealed lighting over, inset stainless steel sink with mixer tap over and integral drainer to worktop, four ring Neff electric hob with tiled splashback and extractor canopy over and Neff electric oven under, integrated Neff slimline dishwasher and undercounter fridge, range of wood store cupboards and drawers, coved ceiling, tiled floor.

Conservatory 13'7 x 8'7

A spacious conservatory with a brick base and UPVC double glazed windows, rear French doors and a double glazed pitched roof installed in recent years, tiled floor, radiator.

First Floor:

Landing

With loft hatch, doors to bedrooms and bathroom.

Bedroom 15'1 x 12'

With two front aspect UPVC double glazed windows with countryside view, feature red brick fireplace, recessed wardrobe with hanging rail and shelf over, coved ceiling, three wall lights, radiator.

Bedroom 11'11 x 10'7

With rear aspect UPVC double glazed window looking onto garden, feature fireplace, coved ceiling, two wall lights, radiator.

Bathroom 8'7 x 7'2

With rear aspect UPVC double glazed window looking onto garden, corner bath with mixer tap and shower attachment over, quadrant shower cubicle with Triton electric shower, pedestal wash hand basin with two wall light points over, WC, fully tiled walls, coved ceiling, recessed spotlight, radiator.

Outside:

To the front of the property is a generous driveway with off-road parking space for up to three cars. Red brick steps lead up to the front entrance porch, there is a front garden laid to shingle and planted with shrubs, and a pathway leading to gates on both sides of the property and a water butt. To the rear is a paved patio with a pergola over adorned with winter clematis. A gate opens to the heating oil tank, tap and log store to the side of the house. The patio leads through to the attractively landscaped and well tended rear garden which is mostly laid to lawn, with mature shrub borders and trees. There is a garden shed (measuring 9'7 x 7'7 internally with power and light), a tool shed, paved terrace, outdoor power points, and a screened composting area to the rear; a back gate looks onto open fields.

Outbuilding

Conveniently located to the rear of the property and close to the kitchen, comprising an outdoor WC and separate utility room (8'10 x 7'4) with wood panelled walls, fitted worktops and store cupboards, inset stainless steel sink/drainage with mixer tap over, space and plumbing for washing machine and tumble dryer, space for fridge and freezer, tiled floor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.