



Ashford Road, Faversham, ME13 0DL
Guide Price £900,000



- 3-BEDROOM PERIOD COTTAGE
- BEAUTIFUL VIEWS
- DEVELOPMENT POTENTIAL
- AMPLE PARKING

Nestled in the picturesque village of Sheldwich, 3 Copton Farm Cottages presents a unique opportunity for those seeking a charming detached house with excellent development potential. This pre-war property boasts two inviting reception rooms, three cosy bedrooms, and spacious bathroom, offering a comfortable living space spanning 1,098 sq ft.

One of the standout features of this property is the Old Dutch barn, a rare addition that extends to approximately 2,100 sq ft. This barn not only adds character to the property but also provides endless possibilities for creative development or conversion, (Subject to all necessary planning consents) making it a truly exciting prospect.

Located on Ashford Road and offered with no forward chain, this property combines the allure of rural living with the convenience of modern amenities nearby.



ACCOMODATION

Entrance Hall	5'2" x 4'7" (1.59 x 1.40)
Living Room	11'1" x 13'2" (3.39 x 4.02)
Dining Room	10'0" x 13'2" (3.07 x 4.02)
Kitchen	9'4" x 10'1" (2.87 x 3.09)
Master Bedroom	9'11". x 13'2" (3.03. x 4.02)
Bedroom	8'2" x 13'2" (2.49 x 4.02)
Bedroom	9'4" x 10'2" (2.87 x 3.10)
Family Bathroom	9'4" x 10'2" (2.87 x 3.10)





THE SITUATION

3 Copton Farm Cottages is located in the picturesque village of Sheldwich, just a short drive from the bustling town of Faversham. Nestled amidst rolling countryside, the property is accessible via a private farm track leading from Salters Lane.

Faversham offers a wide range of amenities, including excellent schools, diverse shopping options, and various recreational facilities. The seaside town of Whitstable and the historic cathedral city of Canterbury are also within easy reach. The property benefits from excellent transportation links, with the M2 motorway (Junction 7) nearby, providing convenient access to major cities. Ebbsfleet International station is just 35 minutes away, offering high-speed rail services to London St Pancras in a mere 18 minutes. Additionally, Canterbury, Faversham, and Selling stations provide regular rail connections to London. The Port of Dover and Eurotunnel at Folkestone facilitate seamless travel to the Continent.

THE PROPERTY

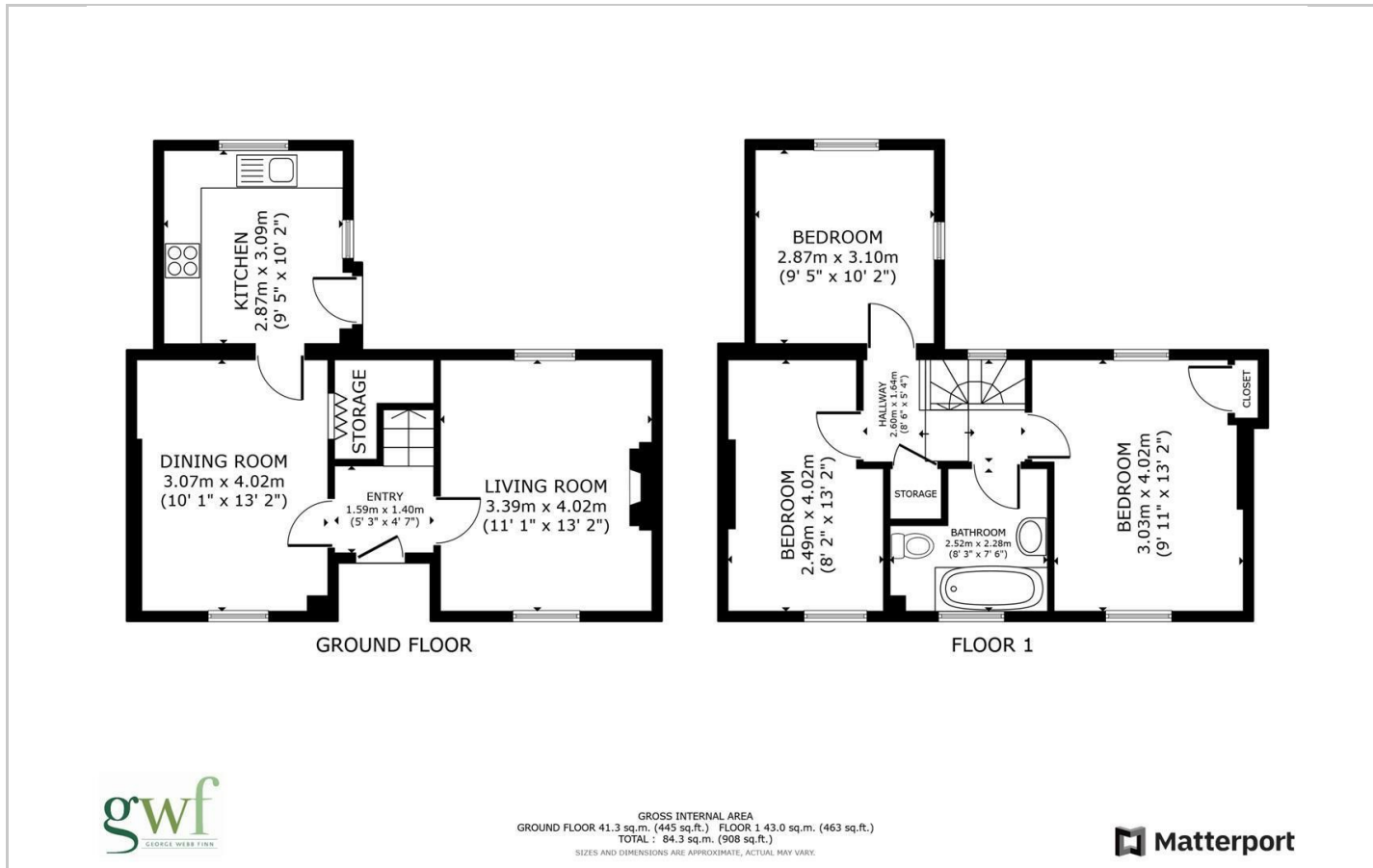
3 Copton Farm Cottages is an excellent three-bedroom property with extensive views of the surrounding Kent countryside. The property is in need of modernisation, but the expansive grounds and Old Dutch barn provides potential for redevelopment (subject to planning permission).

The property is over two floors. Downstairs, there is a living room, dining room and kitchen leading to the well-maintained garden. Upstairs, the master bedroom is located at the top of the stairs to the left, with two more bedrooms on the other side of the landing. The family bathroom is located at the top of the stairs. The well-maintained garden wraps around the property and includes various mature borders, shrubs, trees and a small glasshouse. 3 Copton is sold with the added benefit of 1.3 acres of agricultural land surrounding the house, providing the future owner with a vast garden and unrestricted views of the Kent countryside.

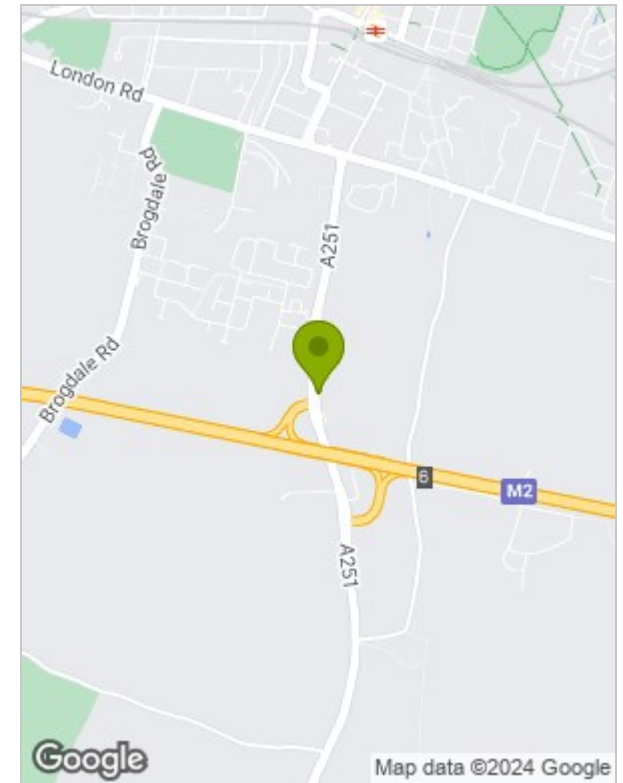




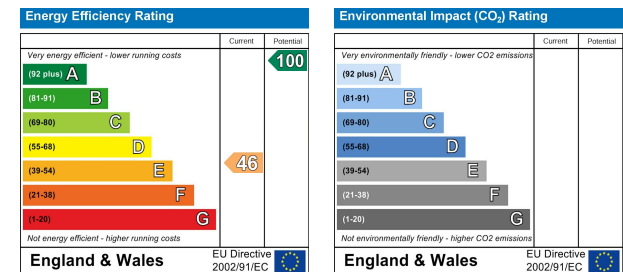
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our George Webb Finn Office on 01795 470556 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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