



Oakwell House, Swan Lane  
Sellindge, TN25 6EB  
£950,000

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# Oakwell House

Swan Lane, Sellindge,

A substantial detached home, flooded with natural light, set within 0.5 acres of beautifully established gardens adjoining open fields, complete with a detached annexe.

## Situation

Set on the edge of the Kent Downs Area of Outstanding Natural Beauty, this property enjoys easy access to a network of scenic footpaths, bridleways, and cycle routes, perfect for outdoor enthusiasts. The property is located towards the outskirts of the charming village of Sellindge, where residents benefit from a range of local amenities including a general store with post office, farm shop, doctors' surgery, church, community hall, sports facilities, public house/restaurant, primary school, and full-day nursery. Excellent transport links are close at hand with the A20 providing swift access to the M20 (Junctions 10a and 11), the Channel Tunnel, Port of Dover, and the wider motorway network. Nearby Westenhanger station offers regular services to Ashford International, where High-Speed trains reach London St Pancras in just 37 minutes. The area is also well served by both state and independent schools, including access to local grammar schools via the school bus network.

## The Property

The property offers bright and spacious living throughout, with an impressive full-width sitting room featuring a charming fireplace, and a large, fully fitted kitchen/dining room with integrated appliances. Both rooms enjoy double-aspect windows that flood the interiors with natural light while framing delightful views of the surrounding gardens. The well-planned ground floor also includes a useful utility room, cloakroom/WC, and a superb garden room with an adjoining study, ideal for those working from home. Upstairs, a galleried landing sweeps elegantly to four generously proportioned double bedrooms, including a double-aspect main bedroom that captures both the morning and evening sun. A spacious family bathroom completes the first floor, featuring a corner bath and a separate walk-in shower.

A detached double garage has been thoughtfully converted to create flexible living space, comprising a guest bedroom with en-suite, an additional office, a workshop and a staircase leading to a mezzanine storage area. This adaptable area lends itself perfectly to use as a home office, hobby room, or potential self-contained annexe.

## Outside

This superb home is set within beautifully maintained gardens, framed by mature trees, established shrubs, and ornamental hedging creating a peaceful and private retreat to enjoy year-round. A sweeping brick herringbone driveway stretches across the front of the main house, continuing along the side of the property to provide exceptional parking for multiple vehicles, including larger or recreational ones.

## Services

Mains water, electricity and cesspool drainage, oil fired central heating.

## Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: G

## EPC Rating: E

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01303 892000**





Total Approximate Area = 1832 sq ft / 1702 sq m  
 Outbuildings = 605 sq ft / 56.2 sq m  
 Total = 2437 sq ft / 226.4 sq m  
 For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

- Reception Hall
- Kitchen/Dining Room  
26' 10" x 10' 10" (8.17m x 3.30m)
- Sitting Room  
24' 3" x 10' 11" (7.39m x 3.32m)
- Study  
9' 11" x 9' 11" (3.02m x 3.02m)
- Garden Room  
10' 6" x 7' 7" (3.20m x 2.31m)
- Utility Room  
6' 6" x 4' 0" (1.98m x 1.22m)
- WC
- Galleried Landing
- Main Bedroom  
24' 3" x 11' 0" (7.39m x 3.35m)
- Bedroom Two  
10' 9" x 10' 5" (3.27m x 3.17m)
- Bedroom Three  
10' 10" x 9' 11" (3.30m x 3.02m)
- Bedroom Four  
10' 9" x 10' 0" (3.27m x 3.05m)
- Bathroom  
9' 11" x 9' 9" (3.02m x 2.97m)
- Office  
14' 4" x 8' 4" (4.37m x 2.54m)
- Workshop  
16' 9" x 6' 0" (5.10m x 1.83m)
- Guest Bedroom  
12' 0" x 7' 11" (3.65m x 2.41m)
- Mezzanine  
20' 2" x 10' 6" (6.14m x 3.20m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1326674

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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