



Connells

Holly Lodge Nursery Lane
Sheldwich Lees Faversham



Property Description

We are delighted to bring to the market this well-presented 5 bedroom detached home which has been in the same family for over 50 years. Located along a no-through private road this property sits in a very enviable position in the sought-after village of Sheldwich.

The property offers a fantastic amount of living space and although in need of some updating and modernisation it is a perfect opportunity for the new owners to put their own stamp on it. The rooms are generous and well-proportioned with large windows allowing lots of natural light to come flooding in and offering lovely outlooks over the garden.

Accommodation downstairs comprises: side entrance into porch, entrance hall, reception room / family room, cloakroom and separate WC, lounge/dining room, kitchen and separate utility room. Upstairs you will find five bedrooms, ensuite shower room to bedroom one, family bathroom and access to a balcony area between the front two bedrooms.

Outside the garden wraps around the property and is a real feature and is approximately one third of an acre (TBV). It is beautifully landscaped, mainly laid to lawn with established plant and shrub borders, plus summerhouse. There is a gated entrance with drive leading to the house where you will also find a carport and plenty of off road parking for several vehicles. It is being offered with no onward chain.

Accommodation

Entrance Porch

Window & Door to side.

Entrance Hall

Stairs to first floor. Original parquet flooring. Door to:

Reception /family Room

18' 10" x 8' 11" (5.74m x 2.72m)

Dual aspect windows to front and side.

Cloakroom

7' 6" x 4' 4" (2.29m x 1.32m)

Wc

4' 4" x 6' 10" (1.32m x 2.08m)

Window to rear. WC and washbasin.

Lounge / Dining Room

12' 3" x 28' 8" (3.73m x 8.74m)

Dual aspect window to side and front. French doors to garden. Brick fireplace. Original parquet flooring.

Kitchen

11' 11" x 11' 4" (3.63m x 3.45m)

Window to side. Base units, work surfaces, sink/drain, oven & hob, dishwasher. Boiler. Door to:

Utility Room

6' 2" x 11' 4" (1.88m x 3.45m)

Window to side. Door to garden. Base units, sink/drain. Space for washing machine/tumble dryer.

First Floor Landing

13' 11" x 14' (4.24m x 4.27m)

Large landing space with window to side. Storage cupboard.

Bedroom

11' 11" x 12' 4" (3.63m x 3.76m)

Window to front. Fitted wardrobe. Door to balcony and door to:

En Suite Shower Room

8' 1" x 4' 1" (2.46m x 1.24m)

Window to front. Suite of: WC, washbasin and shower cubicle.

Bedroom

10' 7" x 11' 4" (3.23m x 3.45m)

Window to front.

Bedroom

10' 7" x 11' 5" (3.23m x 3.48m)

Window to rear. Storage cupboard. Door to Balcony.

Bedroom

11' 9" x 8' 10" (3.58m x 2.69m)

Dual aspect window to rear and side.

Bedroom

7' 6" x 8' 10" (2.29m x 2.69m)

Window to side. Cupboard.

Family Bathroom

7' 6" x 7' 6" (2.29m x 2.29m)

Window to rear. Suite of: WC, washbasin and bath. Towel rail. Access to loft via hatch and ladder.

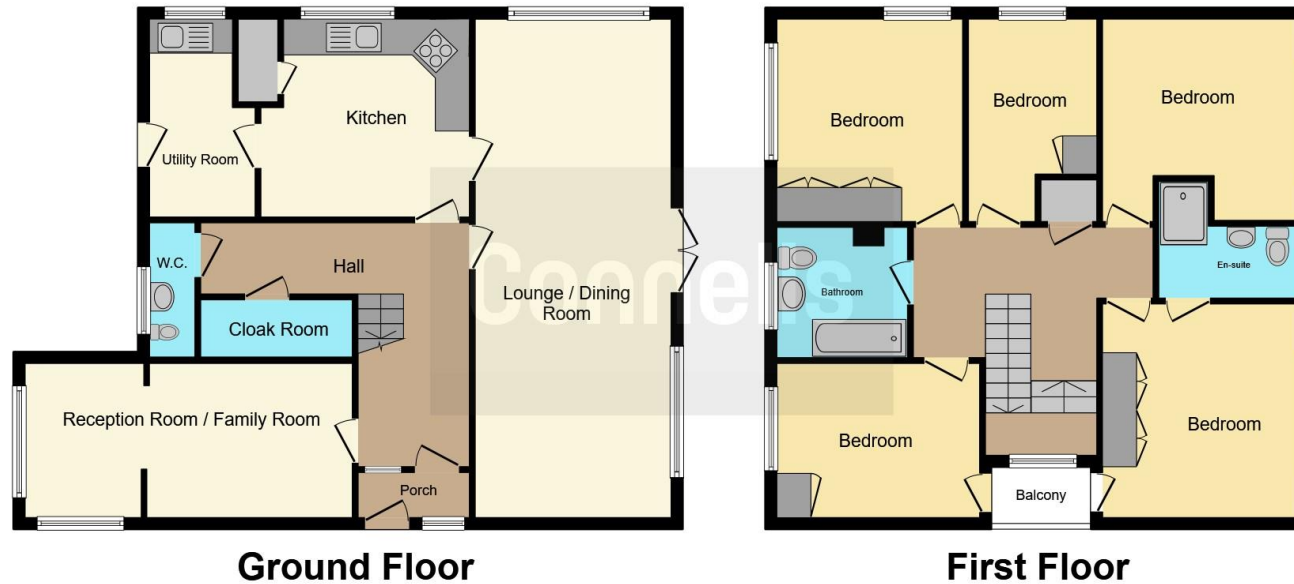
Outside

Very well maintained garden which is approximately one third of an acre (TBV), with established plant and shrub borders. Summerhouse, carport and off road parking for several vehicles.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online [connells.co.uk/Property/FAV102339](https://www.connells.co.uk/Property/FAV102339)



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