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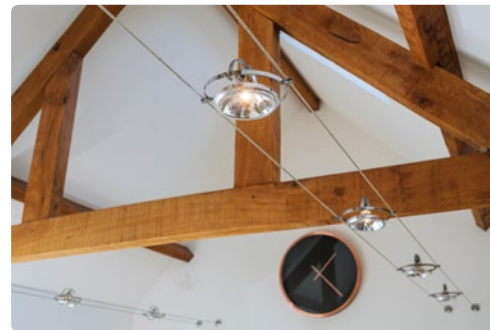
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Copton Cottage, Ashford Road, Sheldwich ME13 0DL

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## Copton Cottage, Ashford Road, Sheldwich ME13 0DL

- Substantial Period Cottage
- Significantly Renovated & Extended
- Four Bedrooms & Two Luxury Bathrooms
- Oak Framed Vaulted Kitchen Dining Room
- Two Receptions With Oak Flooring & Wood Burning Stoves
- Beautifully Appointed Utility Room
- Set Within Five Acres Of Rural Grounds
- Several Paddocks Ideal For Equestrian
- Just Over A Mile To The Market Town Of Faversham

### SITUATION:

Copton Cottage enjoys a rural location just off the Ashford Road between Sheldwich and Faversham. Salters Lane offers an excellent cycle or walking route into Faversham and its mainline train station, which is just over a mile away. Macknade Farm shop and café can be accessed via a walk along a nearby bridleway, whilst the town centre offers a wide variety of shopping facilities including both specialist shops and national retailers.

There is also a bustling market three times a week, a cinema, an indoor and outdoor swimming pool and even a cottage hospital. The town has a good selection of primary and secondary schools, including the renowned Queen Elizabeth Grammar School, whilst a good selection of private schools can be found in either Canterbury or Ashford.

A mainline railway station offers a regular service to London Victoria and Cannon Street and a high-speed service to London St Pancras. There is an alternative High-Speed train from Ashford, via Ebbsfleet, also to London St. Pancras.

The charming village of Sheldwich has a very well-regarded primary school, a village green, a beautiful Grade II listed Church of St James and several fine period buildings.

The A2/M2 motorway network is within one mile offering good access to London and the coast, as well as the cathedral city of Canterbury which again offers an excellent choice of shopping, restaurants, leisure facilities, a theatre, and has a good range of both private and state schools and three universities



A substantial and exceptionally beautiful cottage believed to have been built in the 1860's but has since been creatively renovated and sympathetically extended using the highest degree of architecture and attention to detail. Copton Cottage now offers over 2000 sq.ft of impressively spacious accommodation which combines character and modern enhancements which balance beautifully with the fine decor and detailed joinery.

The property occupies five acres of grounds which includes a gated driveway, several paddocks, a fruit orchard and a native woodland copse. It is set within a rural location just over a mile to the market town of Faversham. The property has been with the current owners for over 25 years, who have lovingly restored and enhanced the property using natural materials and fine craftsmanship which flourishes throughout. Rich oak flooring and wood burning stoves have been installed in the snug and sitting room, whilst a brand-new high specification kitchen has been fitted in the oak framed



vaulted extension, there are two new luxury bathrooms, and every window has been replaced with hardwood, double glazed sashes. The facade is a delightful mix of larch weatherboarding, and pale render whilst the front door sits central and opens into an entrance hall with quarry tiled flooring and modern cloakroom.

To the right of the hallway there is a magnificent oak framed vaulted kitchen dining room, with extensive glazing which frames the views of the paddocks. This forms the extension added in 2017, the space is spectacular and a lovely contrast to the older part of the cottage, a minimalistic Roma kitchen with Corian stone work tops integrates many Neff appliances.

The kitchen is complemented by a beautifully appointed utility room, which was the original kitchen, there is an array of units finished with oak work tops and a butler sink, bespoke shelving and seating storage has been arranged whilst the original stove and bread oven are featured in the fireplace. The

downstairs space is further enhanced by two additional reception rooms one used as a snug, the other a sitting room, both are fitted with oak flooring and wood burning stoves.

To the first floor one will find three bedrooms and a well-appointed family bathroom which has a luxury suite comprising of a separate bath and shower and finished with porcelain tiles. The dual aspect main bedroom has an en-suite shower room, and is finished with intricate panelling and bespoke fitted wardrobes. To the second floor one will find an additional bedroom and separate office, both with superb views of the countryside.

#### OUTSIDE:

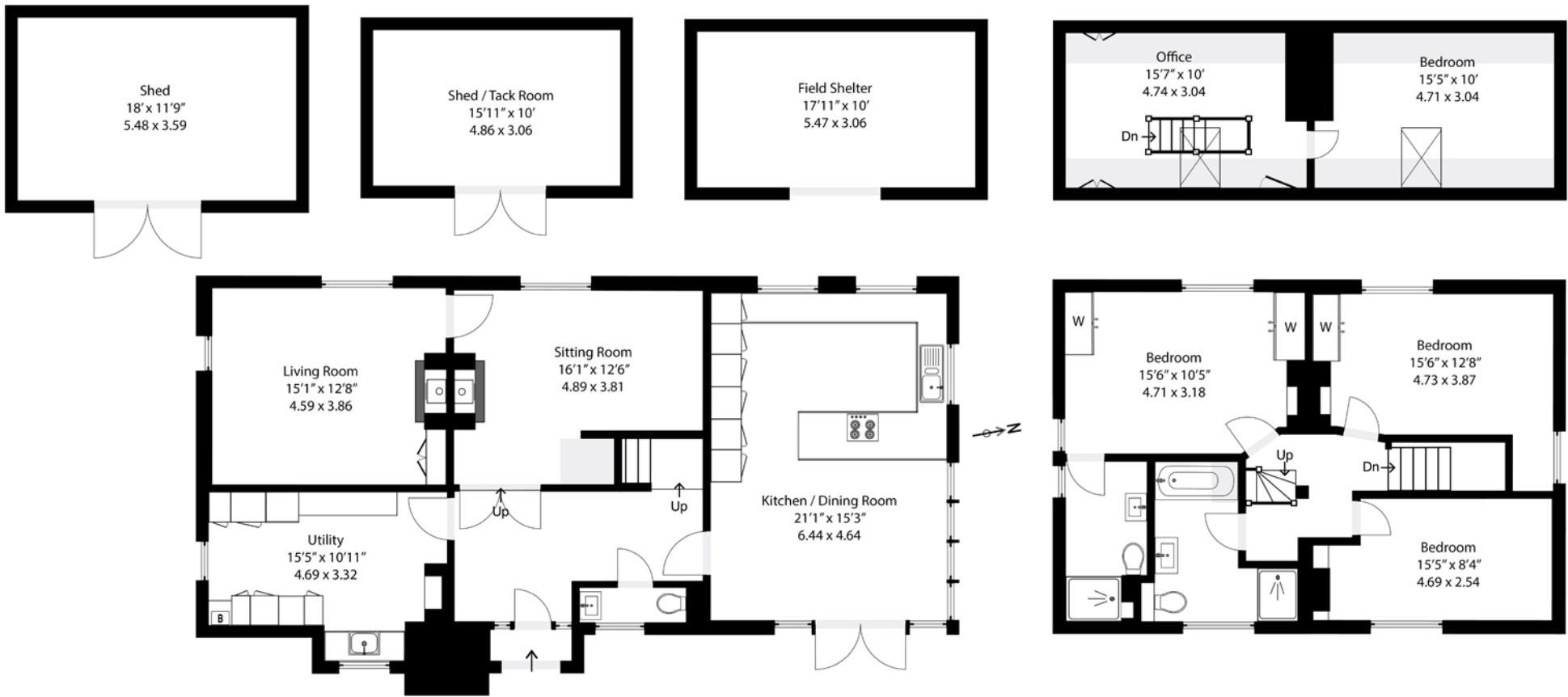
Copton Cottage occupies a generous 5.44 acre plot which includes a gated gravelled driveway, fruit orchard, several paddocks with stables, field shelter and tack room, it is ideal for anyone looking for equestrian use. The gardens wrap around the property and a large sandstone patio is accessible from the French doors off the dining area.











TOTAL FLOOR AREA: 2576 sq. ft (239 sq. m)  
 HOUSE: 2024 sq. ft (188 sq. m)  
 OUTBUILDINGS: 552 sq. ft (51 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 Private drainage & Gas central heating

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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