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01227 752617

sales@foundationestateagents.co.uk

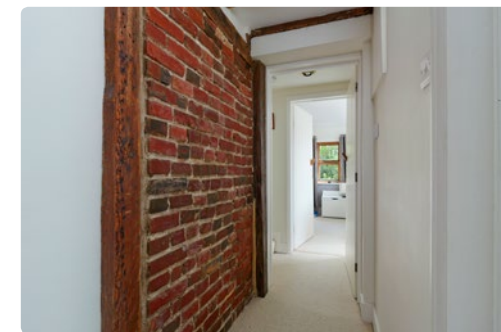
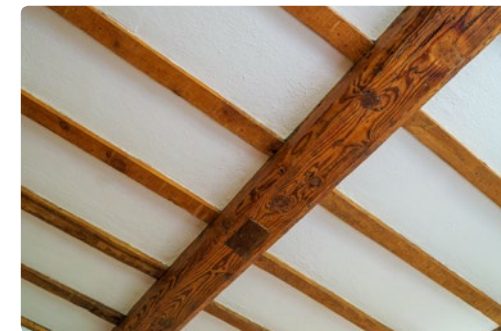
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Post Office Cottage, Sheldwich Lees, Faversham ME13 0LY

4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



Post Office Cottage, Sheldwich Lees, Faversham ME13 0LY

- Charming Grade II Listed Cottage
- Wonderful Views From Many Rooms
- Creatively Reconfigured & Extended Over The Years
- Significantly Enhanced By Current Owner
- Flourishing In Character & Period Features
- Open Plan Kitchen Diner & Two Additional Receptions
- Over 1400 Sq.Ft Of Beautifully Presented Accommodation
- 130ft South West Facing Rear Garden & Driveway

SITUATION:

Post Office Cottage is conveniently situated in the lovely village of Sheldwich yet just a few miles from the market town of Faversham.

The charming village of Sheldwich has a very well-regarded primary school, the beautiful Grade II listed Church of St James and several fine period buildings including the Grade I listed Lees Court (home to the Countess of Soudes).

The market town of Faversham is just three miles away and 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 A2/M2 motorway network is within one mile offering good access to London and the coast, as well as the cathedral city of Canterbury (eleven miles) 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.



DESCRIPTION:

A charming grade II listed semi-detached cottage situated in the sought after village of Sheldwich, and boasting envious views, a 130ft rear garden and off road parking.

Post office cottage dates back to the mid 1700's and has an abundance of period features which have been significantly enhanced by the current owner who has embraced the property's heritage whilst sympathetically renovating. The layout has been significantly improved with creative reconfiguration arranging a large open plan kitchen dining room, leaving a lovely sitting room and cosy snug.

Extended over the years there is now over 1400 sq.ft of artistically presented accommodation flourishing in character which includes exposed brickwork, rich beams, latch key doors, attractive panelling and a wonderful ingle nook fireplace.

The pretty pale green door opens central to



the cottage, to the left there is a triple aspect kitchen dining room which has an array of wall and floor units surrounding all main appliances, whilst the dining room table is placed in far end enjoying the views of the garden via the French doors.

A latch key door opens into an inner lobby with convenient wash closet, the lobby brings you into a bright and airy sitting room with bi-fold doors opening onto the garden, whitewashed beams complement the pale decor and give the room a lovely light and bright disposition.

The ground floor layout has been cleverly designed with every room leading onto another, the snug sits between the sitting room and kitchen and forms the oldest part of the cottage. A wood burning stove is nestled within an exposed brick inglenook with a handsome oak bressummer, detailed panelling dresses the walls whilst a window seat sits perfectly in front of the beautifully refurbished timber framed windows.

To the first floor a landing leads to four generously proportioned bedrooms and a well-appointed family bathroom comprising of a separate shower, bathtub, WC and vanity unit with sink.

OUTSIDE:

Post Office cottage has off road parking, with a driveway sitting to the left-hand side of the property.

The garden reaches over 140 ft long and draws the eye to the fields and meadows at the far end, where one will find a summer house and storage shed.

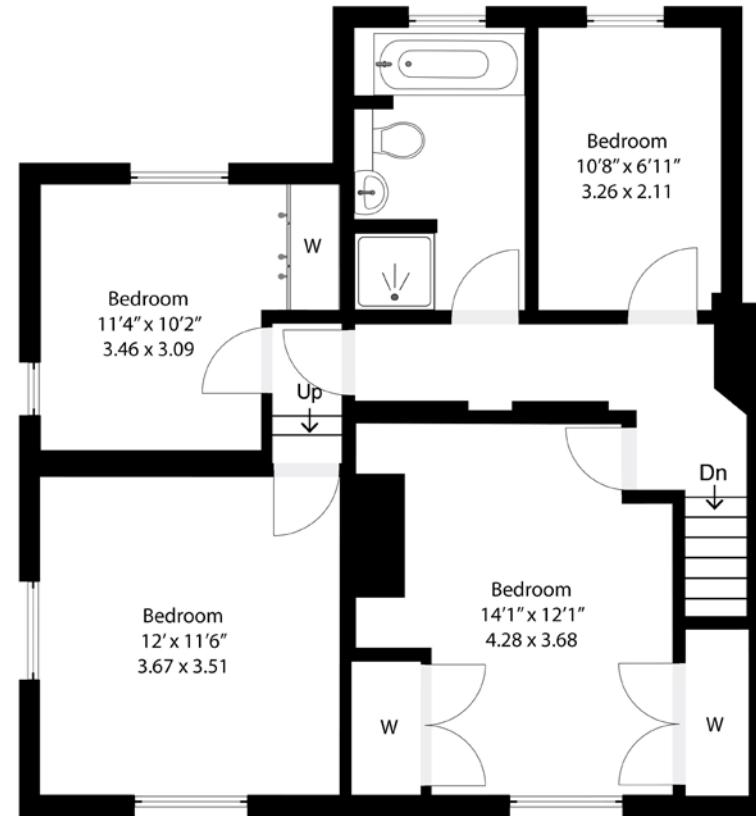
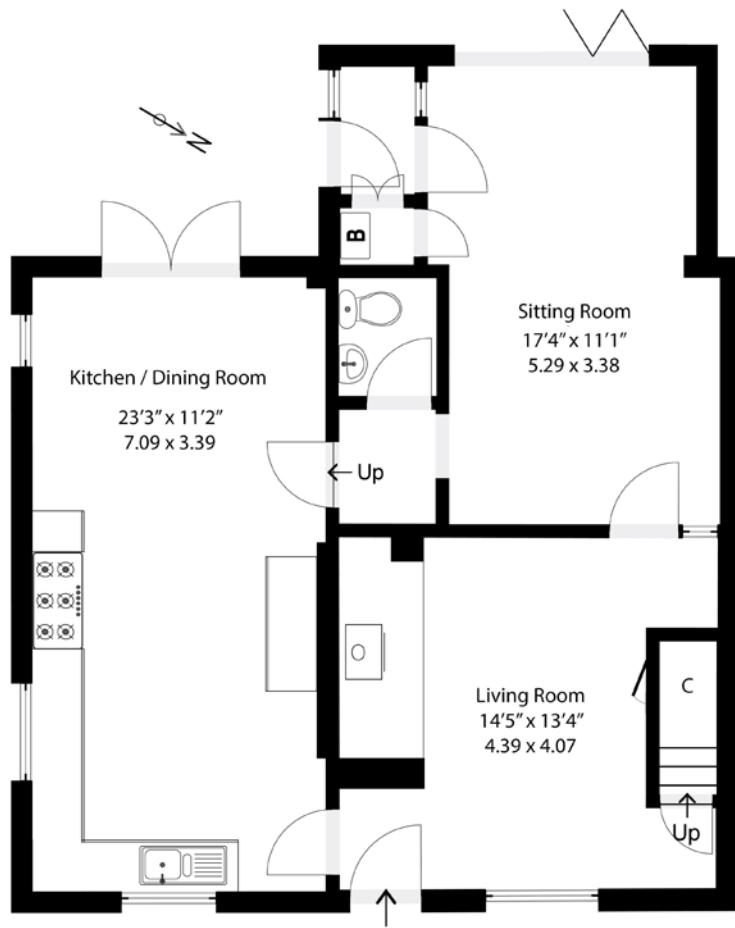
Mainly laid to lawn and bordered by young trees and established shrubs the garden feels private and exceptionally peaceful. For outside space the church woods opposite offers lovely, shaded walls whilst the village green is perfect for a picnic.











TOTAL FLOOR AREA: 1406 sq. ft 131 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
Private drainage & mains gas

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

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