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Luton Cottage, The Street, Selling, Faversham, ME13 9RQ

4 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS





Freehold

## Luton Cottage, The Street, Selling, Faversham, ME13 9RQ

- Enchanting Grade II Listed Detached Cottage
- Over 2700 Sq.Ft Of Characterful Accommodation
- Flourishing In Period Features
- Exposed Beams & Inglenook Fireplaces
- Converted Stables - Self-Contained Guest Annexe
- Set Within 0.24 Acres Of Attractive Grounds
- Driveway & Integral Garage
- In The Heart Of Selling Village & Close To Train Station



### SITUATION:

Selling village has a strong sense of community, featuring a small Church of England primary school, a cricket club, a café, a convenience store, and two historic public houses. The White Lion offers delicious gastro-style dining while serving as a hub for the village community, hosting quiz nights, live music, knitting groups and book clubs. The Sondes Arms, once a popular pub, has been transformed into a convenient essentials store and a beloved café, where wholesome homemade breakfasts and lunches are served daily. Selling is surrounded by beautiful farmland, rolling countryside, and enchanting woodland, home to many popular footpaths. The village also boasts a mainline train station, providing easy access to Canterbury in less than five minutes and London in just over an hour.

The nearby market town of Faversham offers a wide range of high street shops and

independent retailers, all nestled along its attractive high street and bustling market square. The town also provides excellent leisure facilities, including indoor and outdoor swimming pools, a cinema, a large park and recreation ground, a museum, and numerous pubs and restaurants.

Faversham has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. The town is also well-served by a mainline railway station, offering regular services to London Victoria, Cannon Street, and Charing Cross, as well as a high-speed rail link to London St. Pancras.

Canterbury, a vibrant and cosmopolitan city, features a bustling city centre with a mix of high street brands and independent retailers, alongside cafés, international restaurants, and the Whitefriars Shopping Centre. The city is also home to excellent educational amenities.





#### DESCRIPTION:

An enchanting Grade II listed, detached period home, set within nearly a quarter of an acre of beautiful gardens in the sought-after village of Selling, a few miles from both Faversham and Canterbury.

Luton Cottage offers over 2,700 sq. ft. of characterful accommodation which includes an integral garage, a pool house, and recently converted stables that offers a beautiful self contained annexe.

Dating back to the 12th century, Luton Cottage flourishes internally with an abundance of period features, including exposed beams, inglenook fireplaces, latch-key doors, and vaulted ceilings. Externally, the cottage is particularly idyllic, with a Kent peg-tiled roof, leadlight wooden-framed windows, and beautifully pointed exposed brickwork.



The current owner has creatively enhanced the property, embracing its heritage with fine décor and thoughtful interior design, all while ensuring the property is maintained to a high standard and runs efficiently.

The handsome front door opens into a charming sitting room, with an inglenook fireplace encompasses a wood burning stove which is set beneath an oak bressummer. The room is split-level and leads into a snug, which is partially open but slightly divided by beautiful 12th-century beams.

The kitchen/breakfast room features an array of solid wood units finished with rich granite worktops and integrated appliances. A vaulted ceiling with a skylight enhances the space, which flows perfectly into the drawing/dining room, complete with another inglenook fireplace.

The kitchen is further complemented by a utility room, which forms part of the extension added in the late 1990s, from here there is access to the integral garage, ideal for storage or further conversion STPC.

Along an internal corridor, you will find a study fitted with bespoke bookshelves. This room could easily serve as a guest bedroom, as it is adjacent to a well-appointed family bathroom that includes a roll-top bath and separate shower.

The first floor can be accessed via two staircases, allowing the rooms to interconnect or have independent access. A large landing with an internal leadlight window leads to the main double bedroom, which has an ensuite shower room. The other two bedrooms are both generous in size.





#### ANNEXE:

The stables have been sympathetically converted in the last twelve months to offer a small self-contained annexe. The craftsmanship of this restoration is exemplary and thoughtfully designed, with a mezzanine landing offering sleeping space, with a bathroom and living area to the ground floor.

The main living area is open-plan and includes a separate shower room. Engineered oak flooring has been laid throughout, providing a wonderful contrast to the exposed beams in the vaulted ceiling.

#### OUTSIDE:

Luton Cottage occupies a generous 0.24-acre plot of walled gardens, with a driveway leading to the integral garage.

The front garden is exactly as you would imagine a picturesque Grade II listed cottage to have, with a brick pathway running through the middle of established gardens, abundant with young trees and colourful borders.

The rear garden is fully walled and mainly laid to lawn, interspersed with established shrubs and seating areas that make the most of the sunshine at different times of the day.

There is a separate storage shed, and a summer house contains the recently installed swim spa pool, which will be left with the sale of the property.





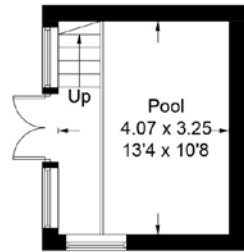




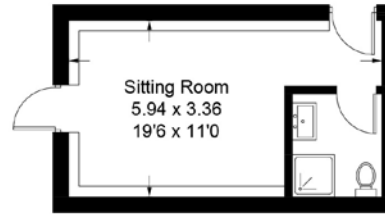








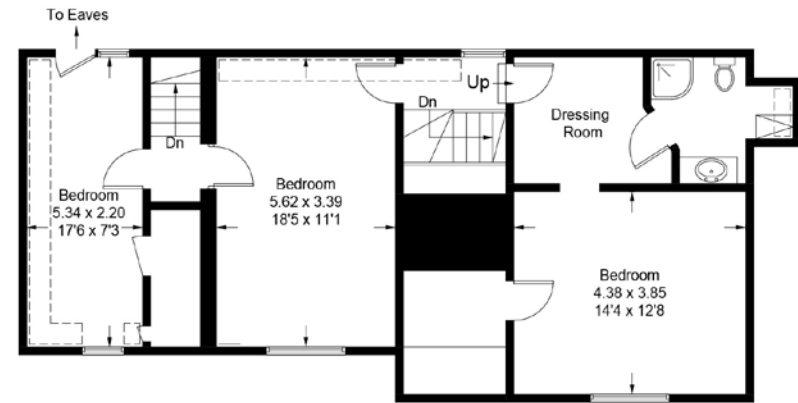
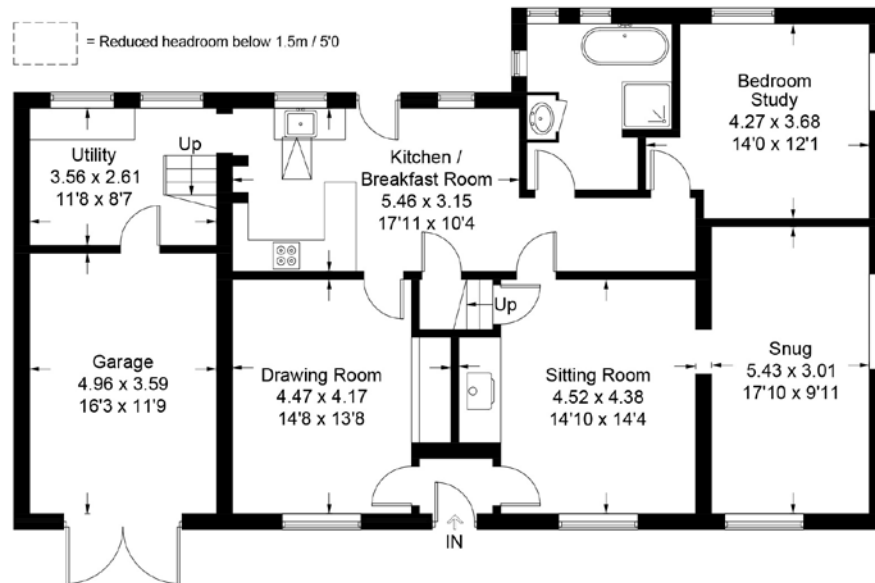
**Pool House**  
(Not Shown In Actual  
Location / Orientation)



**The Annexe - Ground Floor**  
(Not Shown In Actual Location / Orientation)



**The Annexe - First Floor**



TOTAL FLOOR AREA: 2756 sq. ft (257 sq. m)  
HOUSE: 2321 sq. ft (215 sq. m)  
ANNEXE/GARAGE 445 sq. ft (41 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
TBC



GENERAL INFORMATION  
Oil Filled Heating & Mains Drainage  
Shared Driveway

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

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