



8 The Square, Hogbens Hill, Selling ME13 9QZ



- Charming Grade II Listed Character Cottage
- Immaculately Presented Throughout
- Three Bedrooms
- Stylish Kitchen & Bathroom
- Open Plan Living Space With Wood Burner
- Private Rear Garden
- Double Carport & Parking
- Magnificent Setting In Sought After Village

SITUATION:

The Square is situated in a wonderful rural setting in the village of Selling, which lies close to the market town of Faversham, on the edge of the Kent Downs.

The village has its own CE primary school, which has a very good reputation, a cricket club, a main line train station and a village pub.

The nearby town of Faversham has a wide variety of shopping facilities including both specialist shops, national retailers. Faversham has its own cinema, an indoor/outdoor swimming pool and a cottage hospital.

Both the city of Canterbury (10 miles) and the market town of Ashford (13 miles) also offer an extensive range of amenities.

Faversham and its surrounding villages have an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar School.

There is also easy access to Canterbury with its wide choice of secondary schools, Independent schools, three universities and a college.

Faversham enjoys excellent transport links to both London and the Coast via the M2 (3 miles) and M20 connecting to the M25 motorway network and Dover (25 miles) via the A2.

The mainline station offers a regular rail link to London Victoria and Cannon Street and a high speed service linking Faversham to St. Pancras in a little over an hour.





DESCRIPTION:

A charming character cottage set around a beautiful central square, formed by the conversion of an 18th century alms house, in the sought after village of Selling.

The cottage has been the subject of a thoughtful and comprehensive programme of refurbishment in recent years, and now combines a luxurious and well appointed interior with all the charm and character of this magnificent setting.

The ground floor offers light and airy open plan living accommodation, including a lovely, dual aspect sitting area, with an exposed beam ceiling and a feature fireplace with a bressumer beam and an inset contemporary wood burning stove.

From here, warm, wood effect flooring extends into a pleasant dining area and into the kitchen.

The kitchen has been fitted with a superb range of contemporary high gloss wall and floor units, set around oak work surfaces and a range of stainless steel integrated appliances. The ground floor accommodation is completed by a useful downstairs cloakroom which was recently installed.

On the first floor, a wide landing provides access to a fully boarded loft and also leads to three good size bedrooms and a beautifully appointed family bathroom.

OUTSIDE:

A driveway leads to a communal parking area and garaging. The cottage owns two bays within a six bay open port garage, with parking for an additional two cars in front of the garage.

The cottages are all positioned around a lovely central square and have private gardens.

This has been recently refitted with a stylish and contemporary white suite including a stunning walk-in shower enclosure with a high spec electric shower.

The master bedroom is a good size double room with built-in double wardrobes, a beamed ceiling and a lovely view over the square.

The whole property is beautifully presented throughout and would make an ideal holiday home or main residence.

This particular garden measures 26 ft x 20 ft and is mainly laid to lawn with box hedging, planted borders, a full width flagstone patio, a further granite cobbled seating area and a timber shed.



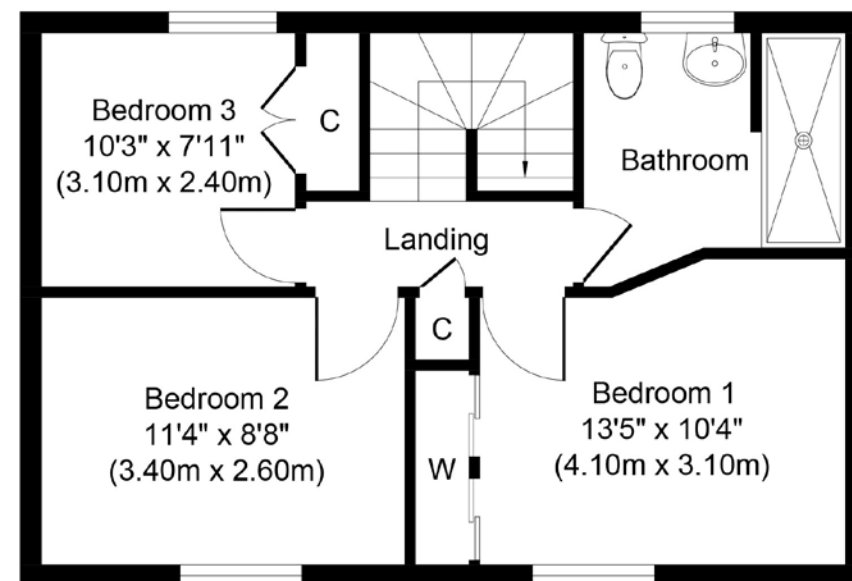
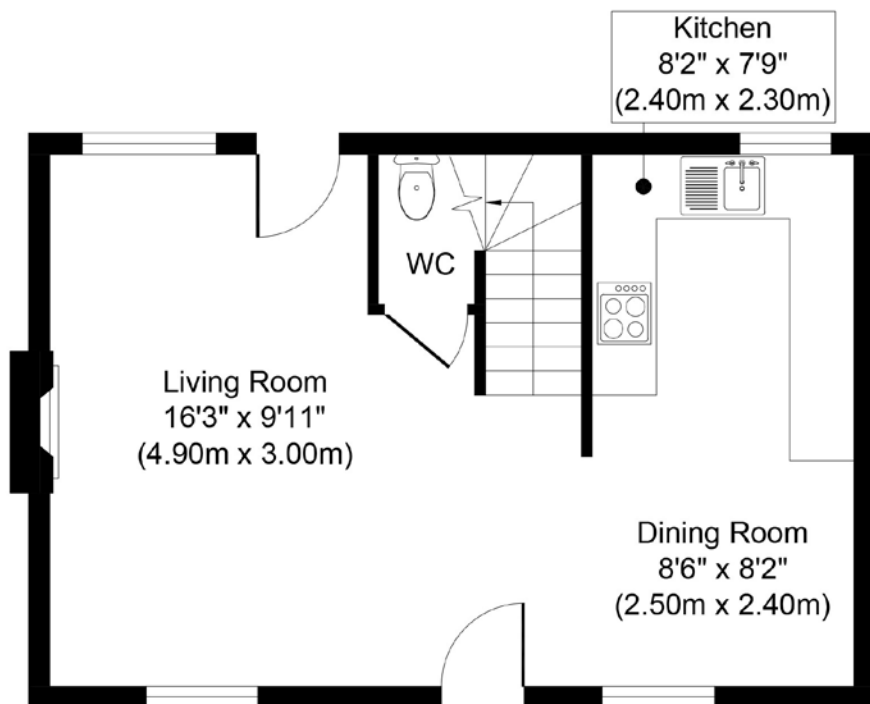
TENURE: FREEHOLD

TOTAL FLOOR AREA: Approx. 831 sq. ft (77.2 sq. m)

EPC RATING: Exempt

COUNCIL TAX BAND: D

GENERAL INFORMATION: The property is served by mains drainage but not mains gas. The property is Grade II Listed.



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T: 01227 752617 ■ E: gatehouse@foundationproperty.co.uk ■ www.foundationproperty.co.uk
The Gatehouse, Brenley Lane, Brenley ME13 9LU