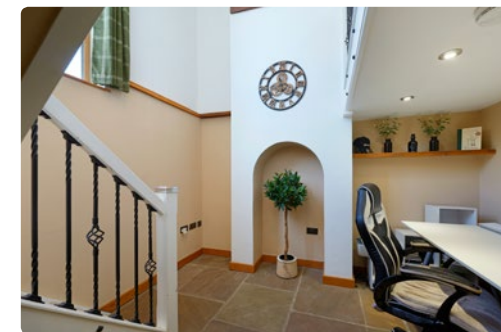
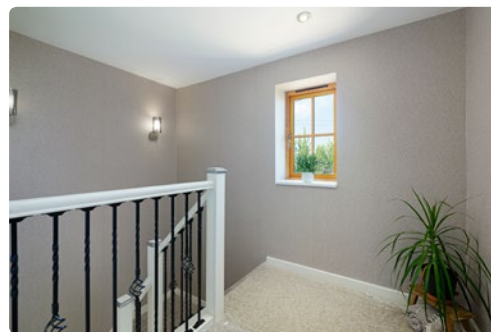
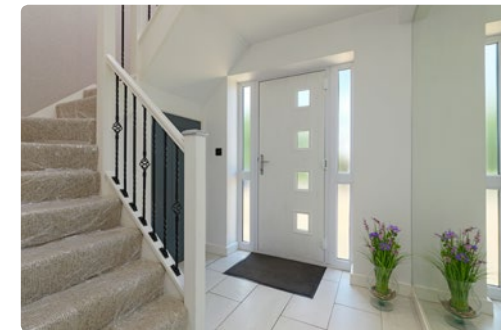




Freehold



4, Selling Road, Selling, Faversham, ME13 9QG

- Charming Semi Detached Period Cottage
- Open Plan Living Area With Wood Burning Stove
- Over 1800 sq.ft Of Versatile Space
- Three Bedrooms & Large Family Bathroom
- Self Contained Studio & Large Workshop
- Beautiful Views Over Rolling Countryside
- Attractive Garden & Large Driveway
- Desirable Location Between Selling & Faversham

SITUATION:

The property is set along a peaceful country lane, surrounded by rolling farmland, on the edge of the sought after village of Selling, close to the Kent Downs Area of Outstanding Natural Beauty. Macknade Farm Shop and Café, a popular local destination, is less than a mile away.

Selling offers a mainline railway station, a 14th century church, a cricket club, two village pubs, The White Lion and The Rose & Crown, and a highly regarded Church of England primary school.

The nearby market town of Faversham, approximately four miles away, features a charming high street with a mix of independent retailers and well known brands, alongside a bustling market square. Leisure facilities include indoor and outdoor swimming pools, a cinema, a large park, a museum and a wide range of pubs and restaurants. The town also provides a good

selection of schools, including the well regarded Queen Elizabeth's Grammar School.

Faversham's mainline station offers regular services to London Victoria, Cannon Street and Charing Cross, as well as a high speed link to London St Pancras. The M2 motorway provides easy access to London, approximately 48 miles away, Canterbury, approximately 9 miles away, and the Kent coast.

Canterbury is a vibrant and cosmopolitan city, offering an extensive range of shopping, dining, and leisure amenities. Its lively city centre features a blend of high street brands, independent boutiques, cafés, and international restaurants, alongside the popular Whitefriars Shopping Centre. The city is also renowned for its excellent educational facilities, including a number of highly regarded private and grammar schools, as well as three universities.



DESCRIPTION:

A charming semi-detached three-bedroom cottage, ideally situated in a highly desirable location with far-reaching countryside views, nestled between a charming village and the market town of Faversham.

Built in the late 1800s, the property has undergone significant enhancements in recent years by the current owner, who has thoughtfully and creatively improved the home with many aesthetic enhancements. Additions include a self-contained annexe, bringing the total accommodation to over 1,800 sq ft. The dark weatherboard façade beautifully complements the timber-framed windows and contemporary front door, which opens into a spacious entrance hall complete with a coat cupboard and staircase rising to the first floor.

The ground floor offers an impressive open-plan living space with clearly defined areas for relaxing, dining, and cooking. The sitting room centres around a wood-burning stove,



set beneath an oak bressummer beam and framed by an exposed brick chimney breast. A galleried landing overlooks the cellar below, currently used as a home office and flooded with natural light from a large window. The kitchen/breakfast room is well-appointed with a range of cabinetry incorporating integrated appliances, including a double oven, microwave, gas hob, wine cooler, dishwasher, and washing machine. A breakfast bar is illuminated by pendant lighting and enhanced by natural light from bi-fold doors, while a walk-in larder and convenient cloakroom add further practicality.

Upstairs, there are three bedrooms and a well-presented family bathroom, complete with a separate shower, bathtub, vanity unit with basin, and WC. The principal bedroom is dual aspect, enjoying stunning views over unspoilt countryside and benefiting from a generous walk-in wardrobe.

OUTBUILDINGS:

A self-contained studio has been created

within the original garage, retaining the character of the exterior while offering modern comfort and excellent insulation. It has been used as a superb home office and comprises a kitchenette with living space, a shower room, and a bedroom.

The studio has its own private entrance and access to a dedicated section of the garden and could also be ideal for a relative looking for independence of as a small holiday let providing additional income.

The workshop features a vaulted ceiling and provides excellent storage, with potential for conversion into a home gym, art studio, or workspace.

OUTSIDE:

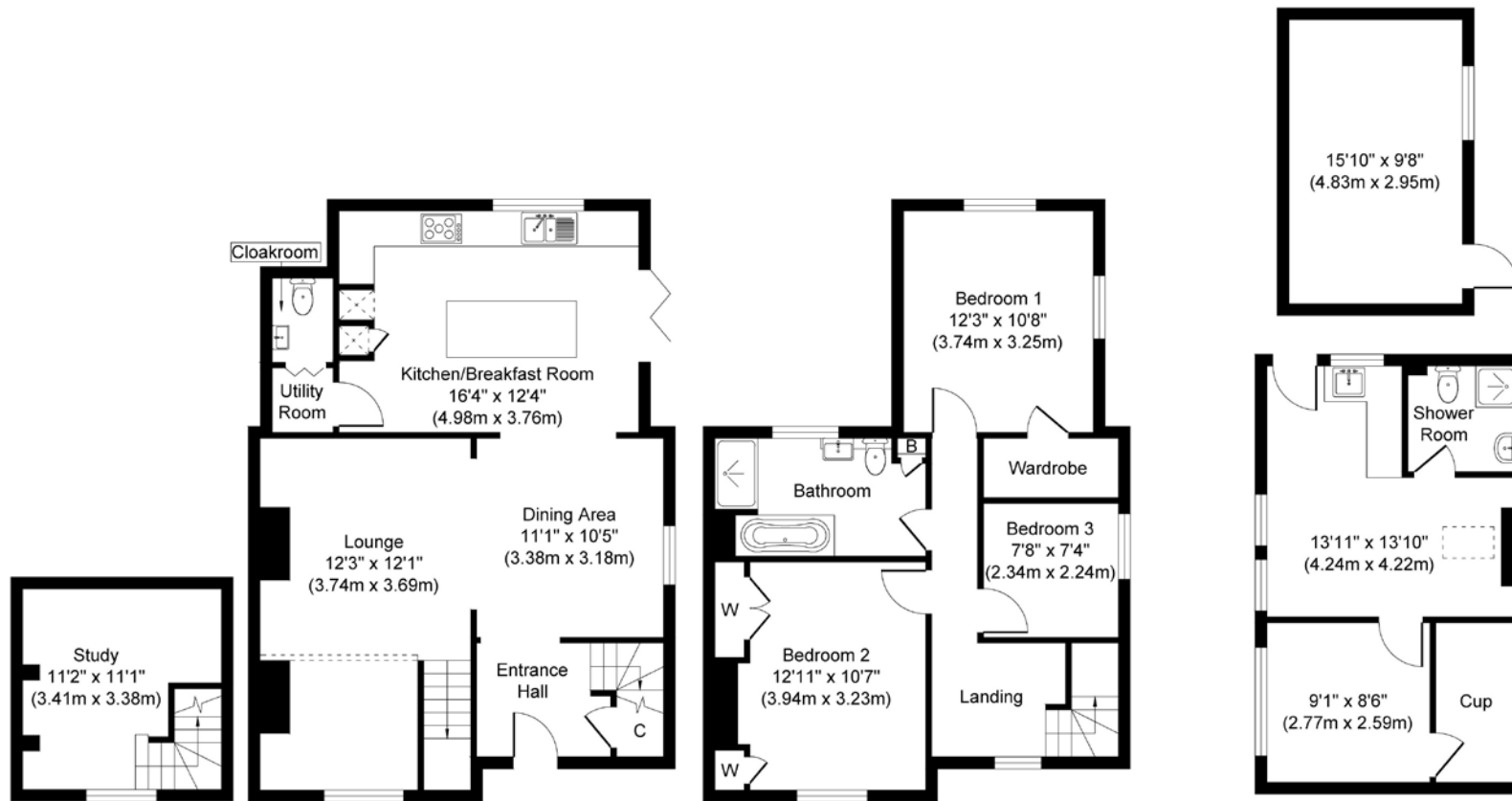
To the front, a driveway provides parking for several vehicles. The rear garden boasts a large wraparound patio leading onto a lawned area. A pergola offers shaded seating, adjacent to a garden hut currently used as an entertaining bar area.











TOTAL FLOOR AREA: 1830 sq. ft (169 sq. m)
 HOUSE: 1356 sq. ft (125 sq. m)
 ANNEXE/OUTBUILDING: 474 sq. ft (44 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 Private Drainage & Mains Gas
 Electric Heating in The Annexe

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

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