



**Connells**

The Mansion House Lees Court  
Sheldwich Faversham



# The Mansion House Lees Court Sheldwich Faversham ME13 0NQ

for sale Start Bid  
\* **£350,000**



This beautifully presented first floor apartment offers generous and elegant accommodation, enhanced by high ceilings and large sash windows that bathe the rooms in natural light. Upon entering the apartment, you are welcomed into well-proportioned and thoughtful designed living spaces. The impressive sitting room benefits from three windows and an attractive fireplace, creating a warm and inviting atmosphere. All three bedrooms are excellent in size with the main bedroom benefiting from an en-suite. Every bedroom offers beautiful views over the immaculately kept gardens.

Originally built in 1652 (re- built in 1912) this magnificent mansion was converted into apartments around 50 years ago with the former stables, carriage house and clock tower also transformed into private residences. A private driveway winds through open fields to the estate, leading to ample parking and garages.

Sheldwich Lees is part of the Sheldwich, Badlesmere & Leaveland Parish located around three miles south of Faversham. The area is known for its scenic beauty and is within a designated Area of Outstanding Natural Beauty. The property is within half a mile of the village cricket green and, with many footpaths to choose from, it is perfect for those looking to explore the surrounding countryside and enjoy a more rural way of life.

For your chance to view, please contact the sole agent Connells.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## ACCOMMODATION

### Entrance Hall

### Lounge

### Kitchen

### Bedroom One

### En Suite

### Bedroom Two

### Bedroom Three

### Bathroom

### Communal Areas Including Access To Swimming Pool Tennis Court Gardens Garage

### Agent's Note

We are aware that there are protected species within the grounds to the property. Please contact the branch for more details



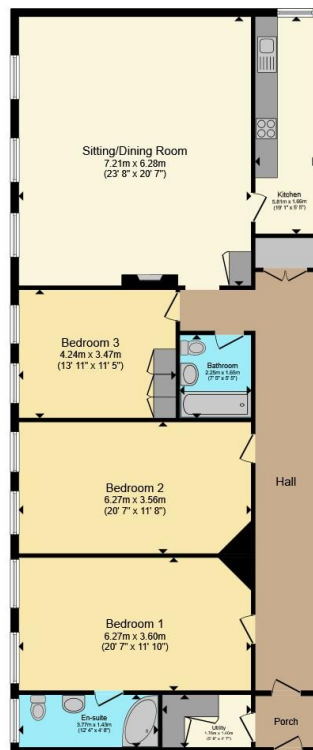












Total floor area 158.6 m<sup>2</sup> (1,707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

EPC Rating: C Council Tax  
 Band: E

Service Charge:  
 £8,827.46 (including  
 buildings insurance)

Ground Rent:  
 £1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FAV103361](http://connells.co.uk/Property/FAV103361)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FAV103361 - 0005

