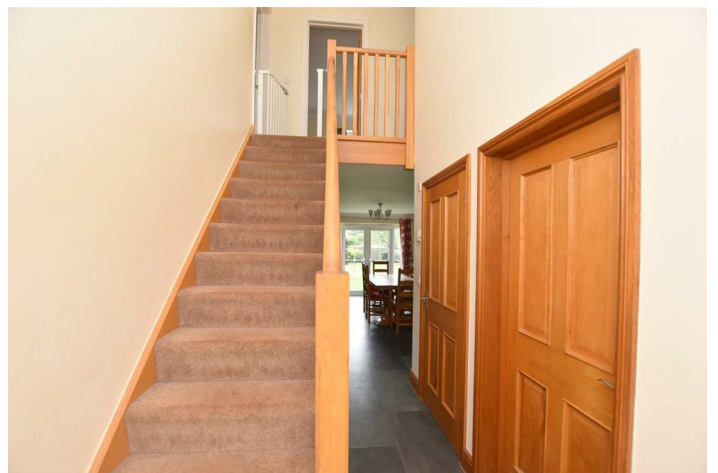




## Moorstock Lane Sellindge TN25 6LA

- Substantial Bespoke Family Home
  - Charming Rural Setting
  - Spacious Open Plan Kitchen/Diner
- En Suite Shower Room & Family Bathroom
- Double Garage & Ample Off-Road Parking
- Four Bedrooms & Study
- Large Living Room With Log Burner
- Separate Utility Room
- Large Rear Garden
- No Onward Chain

**Asking Price £785,000 Freehold**





Mapps Estates are delighted to bring to the market this substantial and well-presented bespoke family home located in a charming rural setting on the outskirts of the village of Sellindge. The generous accommodation is well-proportioned throughout, comprising a welcoming reception hall with a double height ceiling, a cloakroom, study, a spacious open plan kitchen/diner, a large living room with log burner, and a separate utility room to the ground floor, with a master bedroom and en suite shower room, three further bedrooms and a family bathroom to the first floor. The property enjoys countryside views, a large rear garden, a brick block driveway providing ample off-road parking space and a detached double garage finished in traditional ragstone and boasting a loft room. being sold with no onward chain, an early viewing of this impressive family home comes highly recommended.

Located on a quiet country lane in the popular village of Sellindge, which offers a Post Office and two mini supermarkets, coffee shop, active village hall, doctor's surgery, Primary schooling and Sellindge Sports and Social Club. Secondary Schooling is available in nearby Saltwood with boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High-speed rail services are available from Ashford International station approximately 20 minutes by car giving service to St. Pancras, London in approximately 38 minutes. Alternatively, Westenhanger mainline Railway station is just a short drive away. The pretty Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The town also boasts the historic Royal Military Canal running through it and enjoys an unspoilt seafront promenade.

#### **Ground Floor:**

### Front Entrance Porch

With pitched roof canopy over, recessed downlighters, solid wood front door with leaded double glazed panels and frosted window to side, opening to reception hall.

### Reception Hall

With impressive double-height ceiling, LVT tile effect flooring, stairs to first floor with understairs storage and coat-hanging space, radiator, doors to study and cloakroom, opening through to open plan dining room.

### Study 6'10 x 6'4

With front aspect UPVC double glazed window, coved ceiling, radiator.

### Cloakroom

With pedestal wash hand basin with mixer tap and tiled splashback over, WC, LVT tile effect flooring, coved ceiling, radiator.

### Kitchen/Diner 25'2 x 18'9 (max points)

A large open plan kitchen/diner with LVT tile effect flooring throughout, comprising:

### Dining Area 18' x 13'

A spacious dining area with rear aspect UPVC double glazed windows and French doors opening to the garden, coved ceiling, radiator, opening through to the living room on one side and the kitchen on the other.

### Kitchen 13'2 x 12'3

With rear aspect UPVC double glazed window looking onto garden, rolltop work surfaces with tiled splashbacks, inset one and a half bowl sink/drainer with mixer tap over, four ring electric hob with extractor canopy over and electric oven under, range of wooden store cupboards and drawers, wine racks and display cabinets, integrated Neff dishwasher, space for American style fridge/freezer, coved ceiling, radiator, door to utility room.



### **Utility Room 11'7 x 5'8**

With front aspect UPVC double glazed window, UPVC double glazed back door, wood effect store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, tile effect LVT flooring, coved ceiling, floor-standing Grant oil-fired boiler, consumer unit, radiator.

### **Living Room 19'3 x 11'7**

With front and rear aspect UPVC double glazed windows, exposed brick fireplace with tiled hearth and recessed cast iron log burner, coved ceiling, two radiators.

### **First Floor:**

#### **Galleried Landing**

With front aspect UPVC double glazed window, loft hatch, built-in airing cupboard housing pressurised hot water cylinder, coved ceiling, radiator.

### **Master Bedroom 18'11 (max) x 14'**

With rear aspect UPVC double glazed window looking onto garden and enjoying a countryside view, one double and one triple fitted wardrobe, coved ceiling, radiator, door to en suite shower room.

#### **En Suite Shower Room 9'8 x 7'2**

With UPVC frosted double glazed window, large shower cubicle with combination downlighter/extractor over, pedestal wash hand basin with mixer tap over, WC, fully tiled walls and flooring, chrome effect heated towel rail, coved ceiling.

#### **Bedroom 11'8 x 9'10**

With front aspect UPVC double glazed window with countryside view, recessed wardrobe, coved ceiling, radiator.

#### **Bedroom 11'7 x 9'1**

With rear aspect UPVC double glazed window looking onto garden and enjoying a countryside view, coved ceiling, radiator.



### **Bedroom 11'7 x 9'9 (max points)**

With front aspect UPVC double glazed window with countryside view, coved ceiling, radiator.

### **Family Bathroom 10'9 x 7'**

With UPVC frosted double glazed window, panelled shower bath with mixer tap, shower and curved shower screen and combination light/extractor over, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, and flooring, coved ceiling, chrome effect heated towel rail.

### **Outside:**

To the front of the property is a large brick block paved driveway providing off-road parking for multiple vehicles with space for a caravan if required. There is an area laid to lawn with hedging to one side, a heating oil tank and double gates leading through to the rear garden. This has been mostly laid to lawn, with a paved patio, outdoor lighting and tap, a water butt, shrub borders and a cherry tree.

### **Detached Garage 18'5 x 17'**

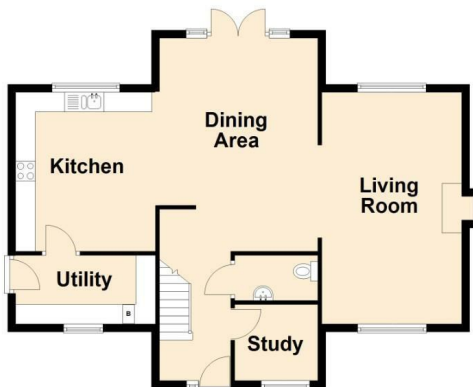
This attractive large detached garage has been finished in ragstone, with double wooden doors opening to a double garage space with power and light, a side aspect UPVC double glazed window, and a staircase leading up to a loft room. This measures 18'3 x 11'8 and has wood flooring, plastered walls, recessed downlighters and power points.





### Ground Floor

Approx. 77.8 sq. metres (837.9 sq. feet)



### First Floor

Approx. 78.0 sq. metres (839.4 sq. feet)



Total area: approx. 155.8 sq. metres (1677.3 sq. feet)

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** G  
**EPC Rating** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Mapps Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.