



FOUNDATION

01227 752617

gatehouse@foundationproperty.co.uk

foundationproperty.co.uk



1 Morgan Kirby Gardens, Nursery Lane, Sheldwich ME13 0LG

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



1 Morgan Kirby Gardens, Nursery Lane, Sheldwich ME13 0LG

- Splendid Detached Village Residence
- Five Double Bedrooms & Three Elegant Bathrooms
- Kitchen & Breakfast Room With Separate Utility
- Three Delightful Reception Rooms
- High Specification Craftmanship Throughout
- Enchanting South Facing Walled Garden
- Double Vaulted Garage & Summer House
- Village Location Just Three Miles From Faversham

SITUATION:

Morgan Kirby Gardens is perfectly located off Nursery Lane surrounded by beautiful country walks and moments from the village hall and green, both of which bring the community together for yoga and bounce classes as well as festivals and fetes on the green.

The charming village of Sheldwich has a very well-regarded primary school, the beautiful Grade II listed Church of St James and several fine period buildings including the Grade I listed Lees Court (home to the Countess of Soudes).

The market town of Faversham is just three miles away and offers a wide variety of shopping facilities including both specialist shops and national retailers. There is also a bustling market three times a week, a cinema, an indoor and outdoor swimming pool and even a cottage hospital. The town has a good selection of primary and secondary schools,

including the renowned Queen Elizabeth Grammar School, whilst a good selection of private schools can be found in either Canterbury or Ashford. A mainline railway station offers a regular service to London Victoria and Cannon Street and a high-speed service to London St Pancras. There is an alternative High-Speed train from Ashford, via Ebbsfleet, also to London St. Pancras.

The A2/M2 motorway network is within one mile offering good access to London and the coast, as well as the cathedral city of Canterbury (eleven miles) which again offers an excellent choice of shopping, restaurants, leisure facilities, a theatre, and has a good range of both private and state schools and three universities.



DESCRIPTION:

A traditionally styled detached village residence, built to an exceptionally high specification with a double vaulted garage which is set within 0.23 acres of beautifully landscaped, walled gardens, situated just moments from Sheldwich village green. Morgan Kirby Gardens was meticulously constructed in 1996 by Millwood Designer Homes, utilizing the finest materials and the highest standards of craftsmanship to create a charming balance of traditional architectural style, with modern luxury. This spacious 2000 sq. ft property is flourishing with elegant features such as cast-iron fireplaces, timber framed sash windows, roll top baths and French doors to the south facing garden.



The handsome front door opens into a bright and airy reception hall with porcelain tiles, panelled cloakroom, and stairs to the first floor. To the left there is a grand dual aspect sitting room, with cast iron ornate gas fireplace and French doors to the garden. To the far right there is a modern kitchen with

an array of sleek units, finished with quartz work tops which integrate newly fitted appliances. The kitchen has a stable door to the outside space and is further complemented by a utility and breakfast room with built in seating. The middle reception room is currently used as a formal dining room which hosts an attractive fireplace and French doors to the patio area, it sits adjacent to the kitchen and could be knocked through to create a large kitchen diner, drawings have also been created to add an orangery to the rear of the property.

Stairs ascend to the first floor where one will find a splendid galleried landing that leads to five generously proportioned bedrooms all with bespoke fitted wardrobes. Two of the bedrooms both have elegant ensuite bathrooms. The smallest bedroom serves as a beautifully organised dressing room, whilst the main family bathroom is exceptionally well appointed and offers a luxury rolled top bath.

OUTSIDE:

Set within 0.23 acres of beautifully landscaped gardens, the front garden is a mix of lawn and topiary hedging. A gravelled pathway with steppingstones leads to the front door and to the double vaulted garage to the right of the property, which also provides driveway parking.

The rear south facing garden is private and peaceful enclosed by the original brick wall, dressed in white roses, window mirrors and antique shutters, the wall provides an enchanting back drop to this stunning space and has a wooden pergola which is surrounded by established climbers.

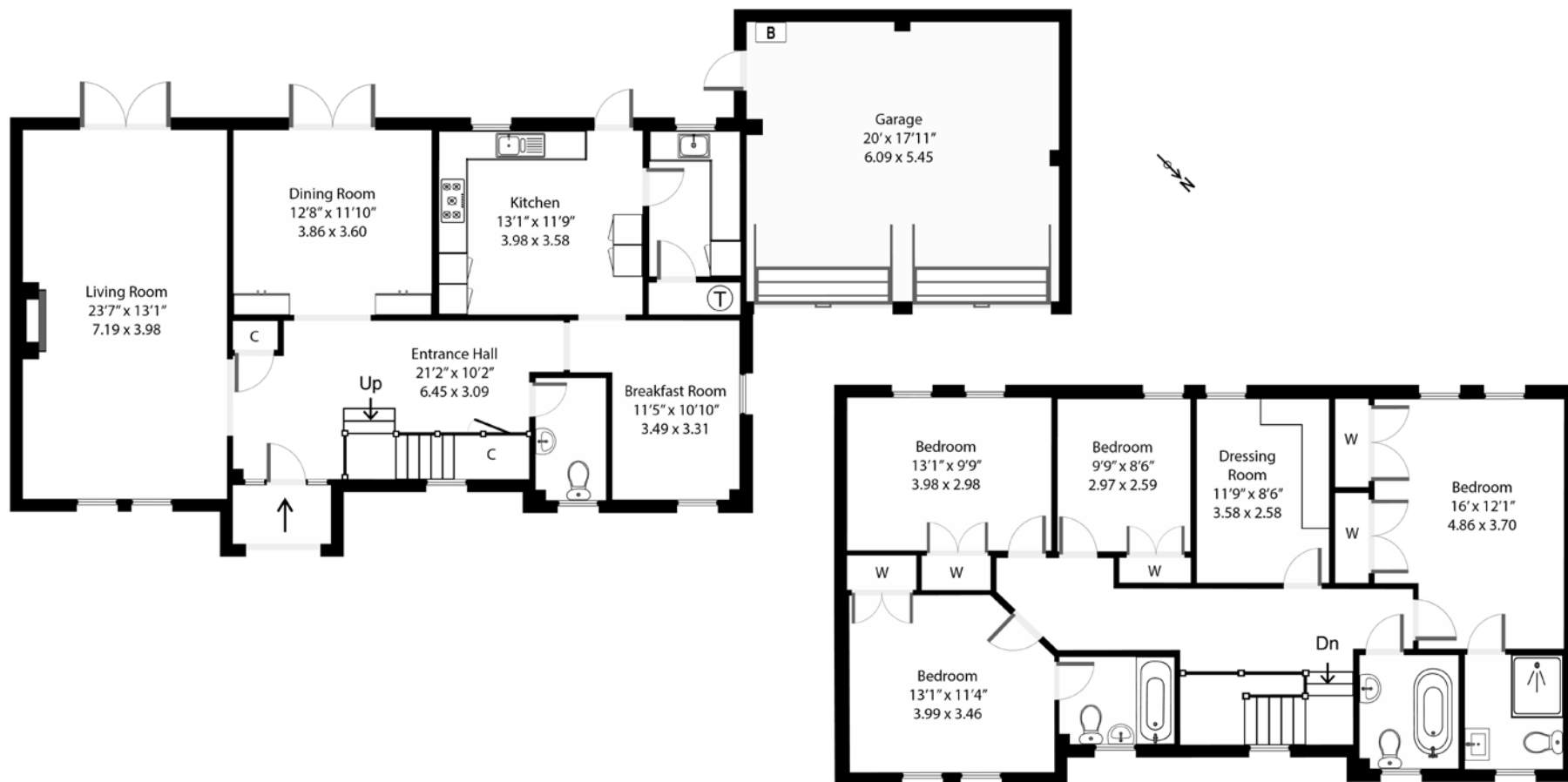
To the right there is a summer house with electricity and heating and currently used as a home office but could equally be a wonderful children's playroom for this fairy tale garden. The patio area offers alfresco dining complete with a clay pizza oven, the front of the property can be reached via a gate to the side of the garage.











TOTAL FLOOR AREA: 2477 sq. ft (230 sq. m)
HOUSE: 2120 sq. ft (197 sq. m)
GARAGE: 357 sq. ft (33 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
G



GENERAL INFORMATION
Private drainage & mains fuel

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

01227 752617 | gatehouse@foundationproperty.co.uk | foundationproperty.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: The Gatehouse, Brenley Lane, Brenley, Kent, England ME13 9LU.

