



18 Farm Lane, Sholden, Deal, Kent

Guide Price £580,000 – £600,000



THE PROPERTY

A well-presented and spacious home that has been substantially upgraded in recent years and located in the heart of Sholden Village, Deal, Kent.

This home is ready to move into giving you more time to explore the village, countryside and head to the shops and beach.

The property has been neutrally decorated with warm tones throughout and the low maintenance gardens are ready to enjoy from day one. Park up, unpack and play!

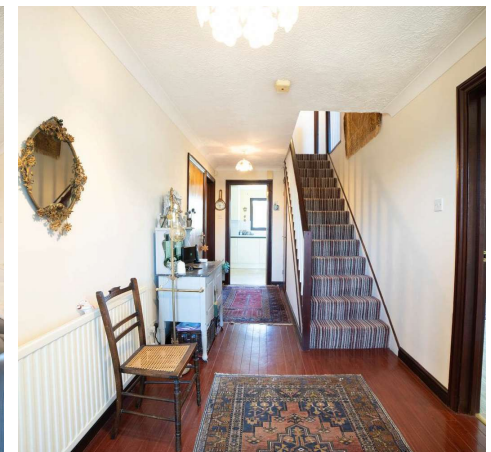
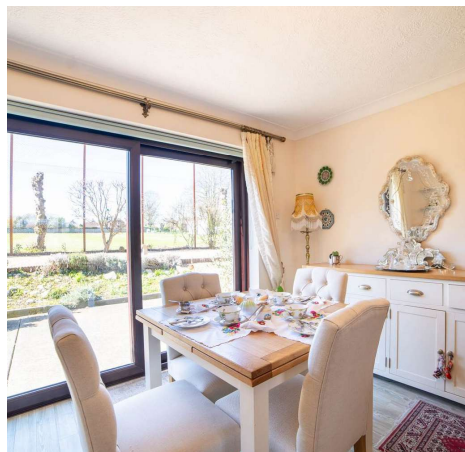
- 4 Double Bedrooms
- 2 Bathrooms & Cloakroom
- High Spec & Move in Ready
- In the Heart of Sholden Village
- Driveway Parking
- Glorious Views over Cricket Ground
- Low Maintenance Gardens
- Quiet cul-de-sac



INSIDE

The open plan reception room is certainly an all-year-round family room. Cool and light in the summer with solar controlled patio door glass or cozy up in the winter with the coal and wood burning stove set in a beautiful feature fireplace.

The reception room and hallway have Amtico flooring throughout.



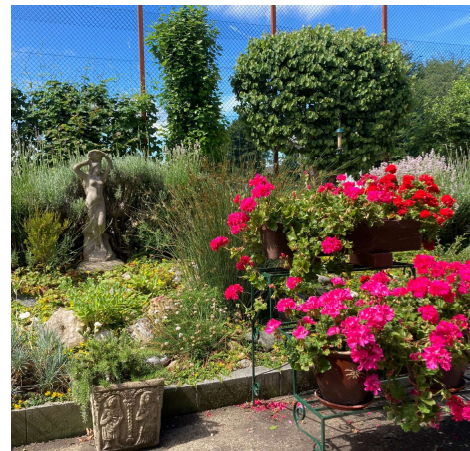
The modern and well-equipped kitchen is also accessible from the dining area. The kitchen is complete with Neff dishwasher, electric hob, and built-in oven. There's also a second built in oven with microwave and "intelligent cooking" option.

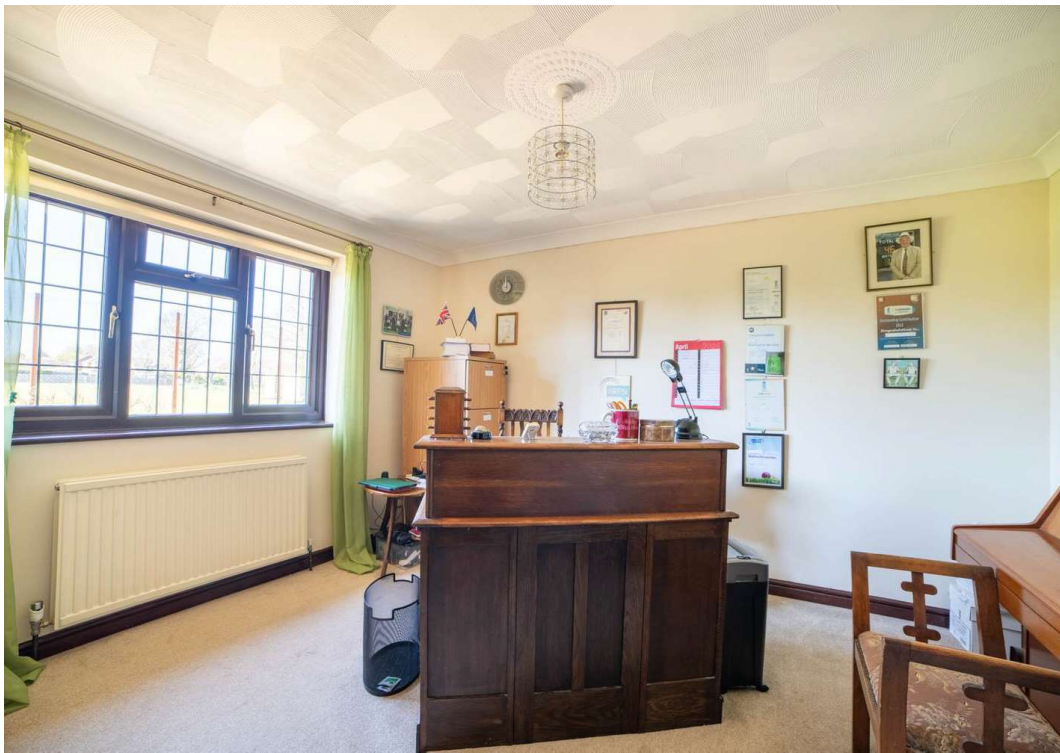
A no kettle required state of the art Insinkerator tap provides filtered cold and boiling water on demand.

The work surfaces and splash backs are a high-quality and attractive quartz finish.

Adjoining the kitchen is a breakfast room that provides a relaxing space to while away the hours sipping coffee, eating croissants and watching the array of garden birds coming and going. Side access to the rear garden is also from this part of the kitchen.

From the large entrance hallway, you will find a handy downstairs cloakroom, ample understairs storage and access to the integral garage, with electric door, is currently being used as a utility room, pantry and storage area. There is certainly scope for converting this area into a home office, or studio.





Upstairs

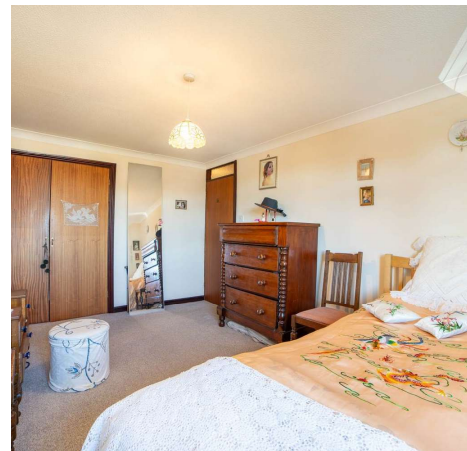
It is quite rare that a modern style-built home has four genuine sized double bedrooms. All bedrooms are very spacious and are equipped with built in wardrobes, providing even more useable floor space.

The principal bedroom has 2 double wardrobe sets and an en-suite.

The family bathroom has been upgraded with floor to ceiling tiles, high-end bathtub with a shower.

The en-suite is fitted with floor to ceiling Turkish marble tiles and Grohe shower fittings.

Both bathrooms have plenty of well thought out fitted storage units and cupboards alongside heated illuminated mirrors and dual-fuel heated towel rails.



OUTSIDE

Howzat!! The garden outlook is certainly unique. Is there a better way to spend your time than enjoying tea and cake on your patio and watching the cricket, rather than spending hours weeding and maintaining the garden?

For keen gardeners there is a greenhouse, large garden shed with power and lighting, a place to store your logs and coal and planted borders to tinker with. You will discover some wonderful established trees and shrubs, including Fig, Hazelnut, Walnut, Medlar alongside Judas and Spindle trees, Mistletoe and an Oleander. Something for all year round!

The side access from the front drive to the rear garden is perfect for dogs and welly boots.

The driveway has space for 3 cars and a variety of plants and flowers to welcome you home!





Additional Features

- New windows installed between 2014 - 2019. Patio doors in 2025. Regulations and Warranties.
 - Upgraded electric garage door.
 - Maintained alarm system.
 - Vented & ducted AEG extractor.
 - Under-unit kitchen floor-level blow heater linked to central heating.
 - Guttering downpipes and soffits renewed in recent years.
 - Consumer Board replaced. Electrical Certificate 2019.
 - Loft fully boarded with power and lighting. Fully Insulated.
 - External Lighting - Front, Rear and both Sides of the property.
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- Council Tax band: F
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: C

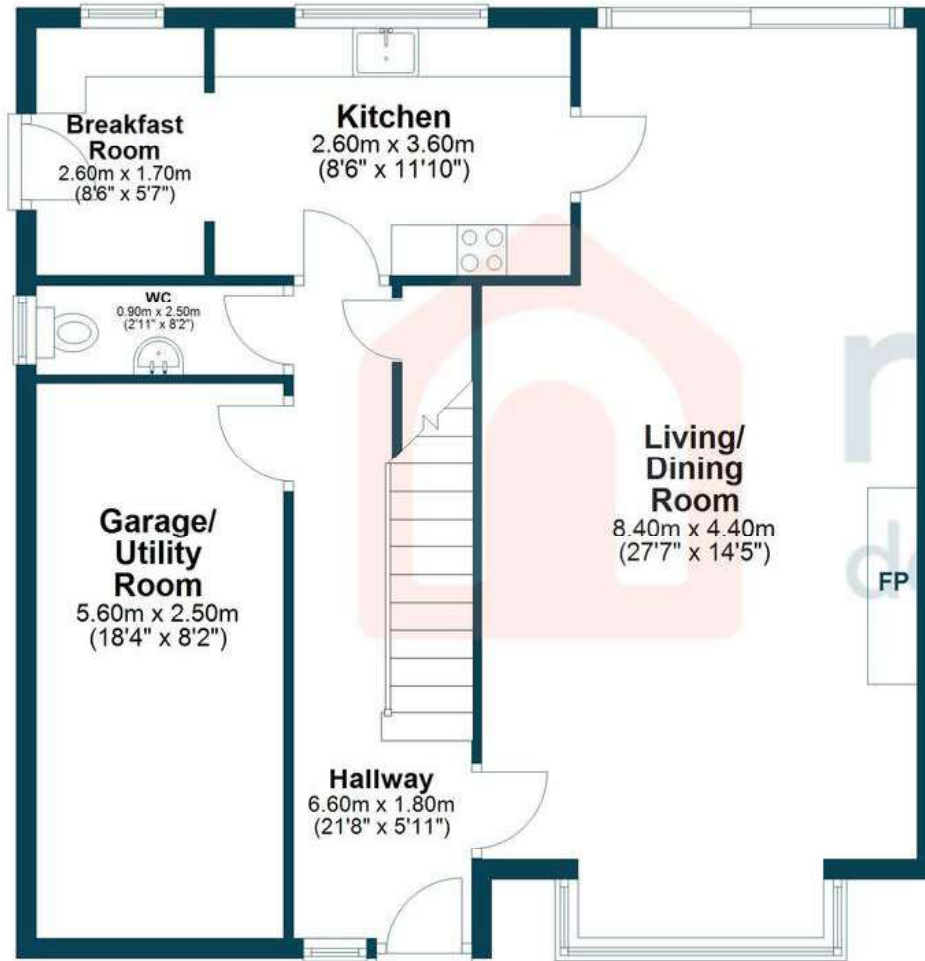
OUT AND ABOUT

This spacious property is located within the heart of Sholden Village. The village has a local shop open 7 days a week, a traditional Kent Pub, Primary School, St Nicholas Church, a splendid village hall, and of course the Sports Clubhouse and Grounds. A farm shop and café are also nearby as is Betteshanger Country Park.

The village is conveniently located near Deal Town and short trip to Sandwich.

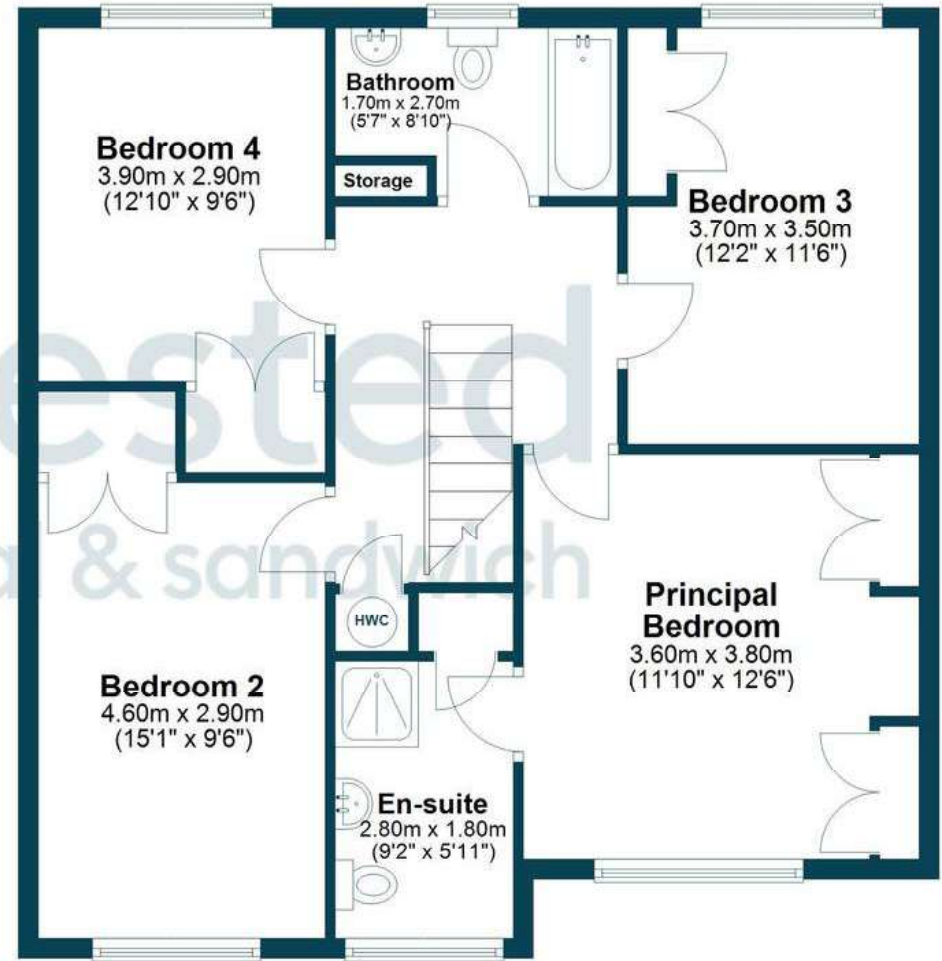
Ground Floor

Approx. 70.4 sq. metres (757.5 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



Total area: approx. 141.0 sq. metres (1517.5 sq. feet)



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