



Myrtle Cottage
Swan Lane | Sellindge | Ashford | Kent | TN25 6EB



Step inside

Myrtle Cottage

If you are looking for a gorgeous garden, this charming four bedroom country cottage, nestled in 5.99 acres of gardens and paddock land on the outskirts of the village, should be at the top of your list. Originally built as a farm worker's cottage in 1885 and extended in the 1970s, it remains full of character but with thoughtful modernisation over the years. The current owners have also created a magnificent garden full of mature and specimen trees, extensive plantings of spring bulbs, a plethora of colourful flowering shrubs including rhododendrons and azaleas as well as a very large kitchen garden and beautiful plantings that provide interest throughout the year.

Double gates open onto the spacious parking area and garaging, with a stepped path leading up to the cottage with its high chimneystacks, Kent peg tiled roof and multi-pane sash windows. The front door opens into a charming study with a wood surround cast iron fireplace and herringbone parquet flooring that flows through to the delightfully spacious L-shaped living area. This features a log burner and a wood mantelpiece, a brick wall up the stairs that leads to the U-shaped galleried landing and French doors to the large and well fitted utility/garden room.

The modern kitchen includes an Aga and sage units with black worktops housing additional appliances and this also leads into the light and bright utility/garden room that easily acts as an extension of the kitchen with a butler's sink and a row of blue shaker style units with wood worktops plus access to the garden. A rear lobby leads to a charming dual aspect dining room, a boot room with plumbing for a shower and a separate cloakroom as well as a door to the terrace. This whole area has previously been a small annexe, utilising the dining room as a bed/sitting room, so could easily accommodate older relatives or guests again.

Upstairs there is a family shower room and four double bedrooms including two that are dual aspect with stunning views over the garden, a third currently in use as an office and the principal bedroom with en suite bathroom.

Outside the spectacular grounds just keep on giving. There is a delightful terrace where you can enjoy relaxing in the sunshine admiring the garden, oak framed building that includes a large garage and workshop as well as a second garage for a further two or three cars. This building could always be converted into additional accommodation, subject to planning approval. Surrounded by the magnificent garden, it backs to a large and impressive Victorian style greenhouse.

Swathes of lawn interspersed with magnificent trees lead to a variety of summer houses and gazebos artfully sited around the garden to provide differing views and sunshine at various times of the day. Another large greenhouse lies at the end of the kitchen garden while on one side you will also find an orchard and woodland garden as well as access to the paddock with a mobile field shelter. There are also several storage sheds that could always be converted into offices or leisure facilities nestling under the trees.





Seller Insight



“ We have loved living in this adorable cottage for the past 28 years and having the opportunity to modernise the property and develop such a special garden and to enjoy the abundant wildlife. It is wonderful to be living in the countryside but, at the same time, as it is easily accessible to the A20 and Ashford station with the high speed train, it means that a daily commute to Canary Wharf takes just an hour door-to-door.

The other great thing about the location is that, on the one hand there are delightful places to go for country walks, but it is also central for access to Hythe, Folkestone, the Channel Tunnel for the Continent and Canterbury as well as Ashford. Sellindge has expanded over the years and now includes a very active sports and social club with tennis, bowls and football as well as a social clubhouse. There are two convenience stores and a popular cafe, Pottens Farm shop and other local businesses, together with a food and craft market in the spacious village hall. There is a surgery with pharmacy and a primary school rated Outstanding by Ofsted. In the village is The Duke's Head pub and restaurant and there are several excellent eateries nearby including the Black Horse in Monks Horton, The Drum at Stanford and the Tiger Inn at Stowting.

It is straight down Stone Street to the Roundwood Hall Golf Club and on to Canterbury with its historic buildings, high street stores and independent shops, restaurants, theatres and first class grammar and private schools. Hythe is just a few miles away with its charming shops, pavement cafes, beach, golf club and sports facilities and Folkestone features the Creative Quarter, the Harbour Arms as well as The Leas Cliff Hall and two first class grammar schools.

We have enjoyed developing the garden over the last 28 years, benefitting from the acidic soils of the Greensand Belt in parts of the garden and the alkaline soils of the North Downs in other areas.

As a result the garden now contains a number of plant collections including over 250 Rhododendrons and Azaleas along with the many mature trees and shrubs throughout the garden including a variety of productive fruit trees in the orchard as well as in the large productive kitchen garden. Spring is a favourite time in the garden for us with over a 100 varieties of narcissus amongst the tens of thousands of spring bulbs that extend from the swathes of snowdrops through to the bluebells in the woodland garden areas onto the alliums dotted amongst the flower borders. We garden to be wildlife friendly and it's home to abundant birdlife which is a joy to see and hear.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











Travel

By Road:	
Hythe	5.4 miles
Westenhanger Station	3.6 miles
Ashford International	9.4 miles
Folkestone	8.4 miles
Channel Tunnel	5.7 miles
Canterbury	11.9 miles
Dover Docks	17.8 miles
Gatwick Airport	64.5 miles
Charing Cross	67.5 miles
By Train from Westenhanger	
St Pancras	54 mins
Charing Cross	1hr 35 mins
London Bridge	1hr 24 mins
By Train from Ashford International	
High Speed Stratford International	29 mins
High Speed St. Pancras	36 mins
Charing Cross	1hr 14 mins
Victoria	1hr 02mins
Canterbury West	16 mins

Leisure Clubs & Facilities

Sellindge Sports and Social Club	01303 812437
Hythe Cricket and Squash Club	01303 267458
Hythe Football Club	01303 264932
Sene Valley Golf Club	01303 268513
Imperial Hotel Spa and Golf	01303 267441

Healthcare

Sellindge Surgery	01303 812180
William Harvey Hospital	01233 633331
Hythe Dental Practice	01303 266308
The Chaucer Hospital	01227 825100
Kent & Canterbury Hospital	01227 766877

Education

Sellindge Primary School	01303 812073
Ashford School (Prep)	01233 625171

Secondary Schools:

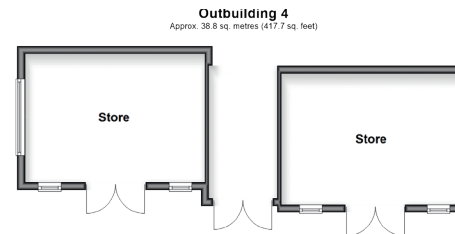
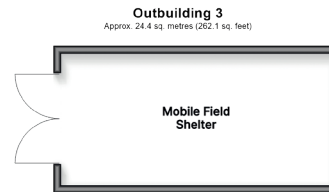
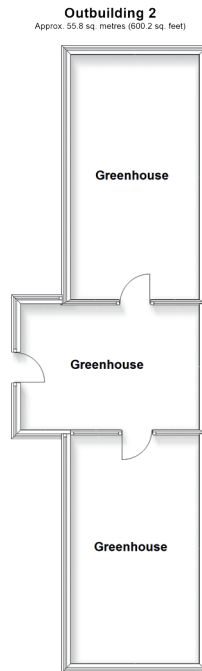
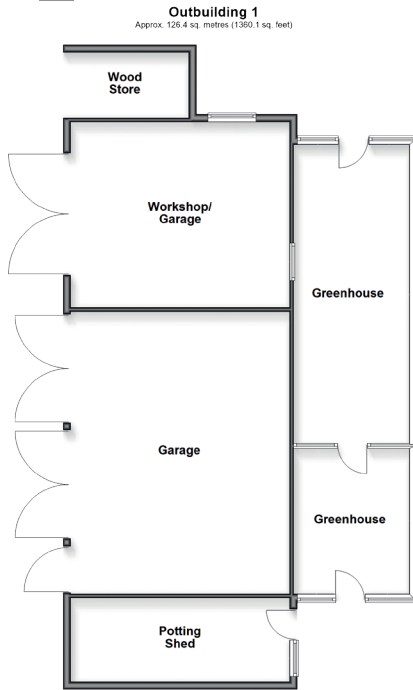
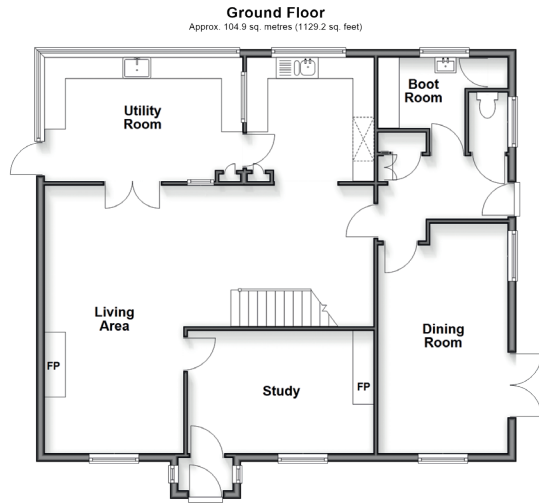
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Folkestone Academy	01303 842400
Ashford School	01233 625171
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

Entertainment

Marlowe Theatre	01227 787787
Leas Cliff Hall	01303 228600
The Duke's Head	01303 812131
The Drum	01303 812125
The Tiger Inn	01303 862130
The Black Horse	01303 812182
The Hide and Fox	01303 260915

Local Attractions / Landmarks

- Romney Hythe and Dymchurch miniature railway
- Lympne Castle and Saltwood Castle
- Port Lympne Animal Park
- Hythe Venetian Fete
- Hythe Military Canal
- Dover and Deal castles
- Secret War Tunnels
- Canterbury Cathedral



GROUND FLOOR

Study	14'3 x 8'9 (4.35m x 2.67m)
Living Area	20'4 x 10'9 (6.20m x 3.28m)
Hallway	14'10 x 10'9 (4.52m x 3.28m)
Kitchen	9'10 x 9'10 (3.00m x 3.00m)
Utility Room	15'0 x 10'2 (4.58m x 3.10m)
Rear Lobby	
Dining Room	18'0 x 9'10 (5.49m x 3.00m)
Boot Room	6'6 x 5'5 (1.98m x 1.65m)
Cloakroom	

FIRST FLOOR

Galleried Landing	
Bedroom 1	14'10 x 10'10 (4.52m x 3.30m)
En Suite Bathroom	10'7 x 5'11 (3.23m x 1.80m)
Bedroom 2	15'11 x 9'10 (4.85m x 3.00m)
Bedroom 3	14'7 x 9'10 (4.45m x 3.00m)
Family Shower Room	9'3 x 9'0 (2.82m x 2.75m)
Study/Bedroom 4	14'3 x 8'9 (4.35m x 2.67m)

OUTBUILDING 1

Workshop/Garage	19'2 x 15'7 (5.85m x 4.75m)
Garage	24'6 x 18'7 (7.47m x 5.67m)
Potting Shed	19'1 x 7'3 (5.82m x 2.21m)
Greenhouse	25'8 x 10'4 (7.83m x 3.15m)
Wood Store	12'4 x 10'4 (3.76m x 3.15m)

OUTBUILDING 2

Greenhouse	51'2 x 14'10 (15.61m x 4.52m)
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OUTBUILDING 3

Mobile Field Shelter	35'4 x 11'3 (10.78m x 3.43m)
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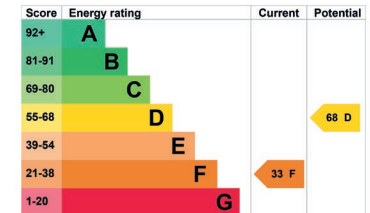
OUTBUILDING 4

Store	15'10 x 11'4 (4.83m x 3.46m)
Covered Store	10'5 x 6'0 (3.18m x 1.83m)
Store	15'5 x 11'5 (4.70m x 3.48m)

OUTSIDE

- Driveway
- Rear Garden
- Kitchen Garden
- Summerhouse (x3)
- Natural Pond
- Paddock

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 05.06.2026



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