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Holbeam Cottage, Stalisfield Road, Stalisfield, Faversham, ME13 0HN

5 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS











Holbeam Cottage, Stalisfield Road, Stalisfield, Faversham, ME13 0HN

- Enchanting Detached Grade II Listed Residence
- Almost 2400 Sq.Ft Of Beautifully Enhanced Accommodation
- Five Bedrooms & Four Luxury Bathrooms
- Sympathetically Preserved and Thoughtfully Restored
- Versatile Layout With Self Contained Annexe Option
- Occupying 0.87 Acres Of Stunning Grounds
- Stunning Views Over Far Reaching Farmland
- Close To The Market Town Of Faversham

SITUATION:

Holbeam Cottage enjoys a wonderfully rural setting, surrounded by working farmland in the peaceful village of Stalisfield, yet is conveniently located just five miles from the bustling market town of Faversham. The parish comprises just 82 dwellings, scattered across a wide area, with the majority centred around the picturesque Stalisfield Green. The village green is the heart of the community, hosting the annual village fete and being home to The Plough Inn, a Grade II Listed 14th-century village pub and restaurant, renowned for its Kentish beers and excellent food. The pub was also awarded 'Kent's Best Pub' in 2009.

Stalisfield is also home to the charming 13th-century Church of Saint Mary and an excellent village hall, built in 2014, which hosts a variety of clubs, societies and community events. Surrounded by farmland and woodland and positioned high on the North Downs, within an Area of Outstanding Natural Beauty, the village is ideal for those who enjoy walking, cycling and outdoor pursuits. Much of Stalisfield Green is also designated as a conservation area.

The nearby village of Charing, approximately three miles away, offers a useful range of amenities, including shops, local businesses, a primary school and a mainline railway station. Further primary schools can be found in Selling, Sheldwich, Eastling, Challock and Chilham, with mainline stations also available at Selling and Chilham.

Just five miles away, Faversham provides a wider range of shopping, leisure and recreational facilities, including swimming pools, a cinema, museum, independent shops and an excellent choice of pubs and restaurants. The town has a good selection of primary schools and two secondary schools, including the highly regarded Queen Elizabeth's Grammar School. Faversham mainline station also provides a high-speed service to London St Pancras in just an hour.









DESCRIPTION:

A sympathetically restored Grade II listed detached period residence offering almost 2,400 sq.ft of beautifully enhanced and characterful accommodation, flourishing in period features including impressive inglenook fireplaces, restored sash windows, exposed beams and elegant internal doors.

The current owners have an exceptional eye for detail and have passionately restored the house, preserving its heritage while giving it the care and attention it deserves. Every aspect has been thoughtfully addressed, from a complete rewire and new hot water system to underfloor heating and the meticulous restoration of the original windows, creating a home that beautifully balances historic character with modern-day efficiency and comfort.

The property occupies approximately 0.87 acres of beautifully established grounds, nestled in a semi-rural setting with far-reaching views across the surrounding rolling countryside. The accommodation is exceptionally versatile, with the west wing offering the flexibility of a self-contained annexe or additional living space to complement the already generous main residence.

The almost symmetrical façade combines pale render, beautifully restored white-painted sash windows and a traditional Kent peg-tiled roof. A handsome front door sits beneath a pitched canopy and is approached via a picket gate and lavender-lined pathway, creating an enchanting first impression.

At the heart of the home, the sitting room sits to one side of the central entrance, centred around a substantial inglenook fireplace with oak bressummer. The adjcent snug mirrors these characterful features on a slightly smaller scale, creating a warm and inviting second reception space.

Spanning the rear of the house, the kitchen and breakfast room overlooks the garden and has been beautifully fitted with a heritage-style kitchen, incorporating quartz worktops and intricate detailing to the bespoke cabinetry.

A natural palette complements the tones and materials found throughout the property, while a double range cooker, twin butler sink and central island enhance the country kitchen aesthetic. A walk-in pantry and separate utility room add practicality.

The dining area is open to both the kitchen and snug, with original vertical beams providing a subtle division between the spaces while maintaining a strong sense of connection and flow.







The west wing can be accessed independently and offers a wealth of possibilities. Currently incorporating a utility room, it could provide an alternative main entrance to the house, with a generous boot room and entrance hall leading through to a study and sunroom. Alternatively, it lends itself perfectly to use as a self-contained annexe, with kitchenette, shower room, bedroom and sitting room.

To the first floor, a galleried landing leads to four generous double bedrooms and three beautifully appointed bathrooms, all fitted with Burlington sanitary ware and fixtures, with Corian-finished basins. The principal bedroom benefits from a separate adjoining room, ideal for use as a nursery, study or spacious dressing room, while the en-suite bathroom continues the luxurious finish found throughout the rest of the house.

OUTSIDE:

Holbeam Cottage occupies approximately 0.87 acres of grounds, with beautifully landscaped gardens framing the property. Colourful, lavender-lined pathways and an extensive driveway create superb kerb appeal, while the rear garden features a generous sandstone terrace, perfect for alfresco dining, with brick-built raised beds leading onto an expansive lawn bordered by young trees.

A large garage and separate garden summer house provide valuable additional space and offer further potential for conversion, subject to the necessary consents.









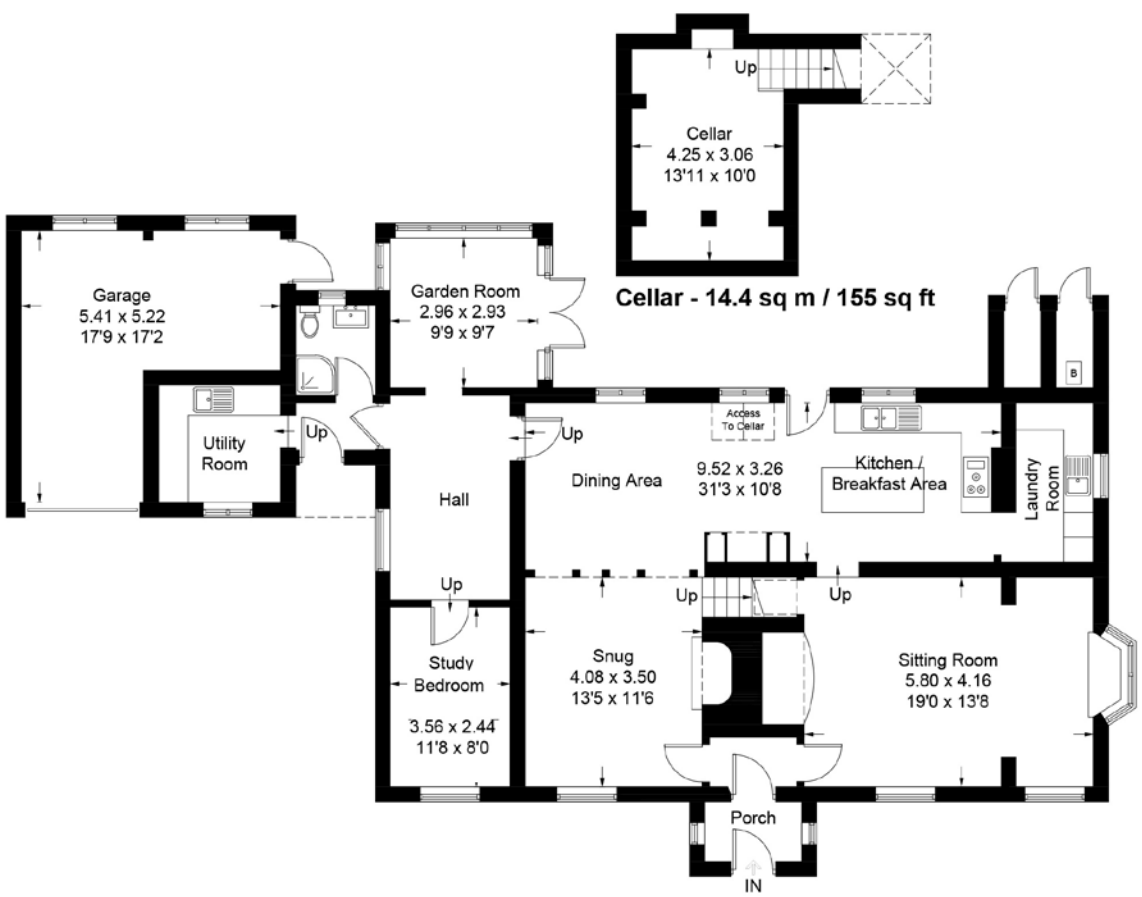


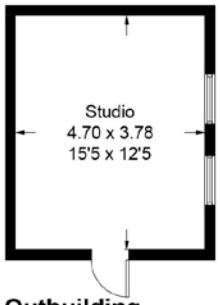




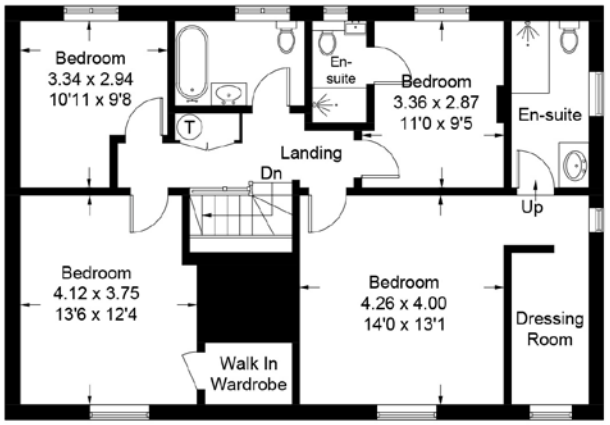








Outbuilding
(Not Shown In Actual
Location / Orientation)



HOUSE: 2391 sq. ft (222 sq. m)
CELLAR 155 sq. ft (14 sq. m)
OUTBUILDINGS: 448 sq. ft (41 sq. m)

EPC RATING
F

COUNCIL TAX BAND
G

GENERAL INFORMATION
OIL FUEL HEATING & PRIVATE DRAINAGE

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