SJM

Steven J Moore

EST 1992

ESTATE AGENTS

The Bungalow

Southenay Lane | Sellindge | TN25 6AN



www.stevenjmooreestateagents.co.uk

'Bungalow Occupying Glorious Location

In Beautiful Country Lane With Views Towards "The Downs"'

ACCOMMODATION

GROUND FLOOR

• SITTING ROOM • KITCHEN • SHOWER ROOM • TWO BEDROOMS •
• LEAN TO CONSERVATORY • WC/UTILITY/STOREROOM •

OUTSIDE

• FORMER FORMAL GARDENS • SUMMERHOUSE • STABLES • TWO LARGE SHEDS •
• SMALL PADDOCK WITH DISUSED OUTBUILDING •

"The Bungalow" occupies a glorious location down a beautiful country lane with views towards "The Downs" standing in approx. ½ acre plot the property has open countryside to three sides with just one property as a neighbour to the fourth.

Having been in the same ownership for some 40 years The Bungalow does require renovation but offers huge potential to improve or extend. Currently the accommodation consists of sitting room, kitchen, shower room, two bedrooms and lean-to conservatory and WC/Utility/Storeroom.

LOCATION

Situated in the beautiful village of Sellindge with local Co-Op/Post office, Village Hall, Doctors Surgery, Primary School and Sports/Social Club. With access to local public transport, Sellindge is ideally placed near the town of Ashford which offers supermarkets, secondary schools, leisure facilities, cinema, restaurant complex and Designer Shopping Outlet. The International Train Station at Ashford has a high speed rail link to St Pancras in 37 minutes and the Channel Tunnel Terminal and M20 are reached in just 10 minutes. The Coastal towns of Hythe and Folkestone and the Cathedral City of Canterbury are all just a short drive away.

ACCOMMODATION

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OUTSIDE

There are former formal gardens to the front with summerhouse and drive providing good parking facilities. The large plot also contains to 12' x 12' stables and two large sheds, further on down the plot is a small paddock with a disused outbuilding.

SERVICES

Mains water, drainage and electricity.

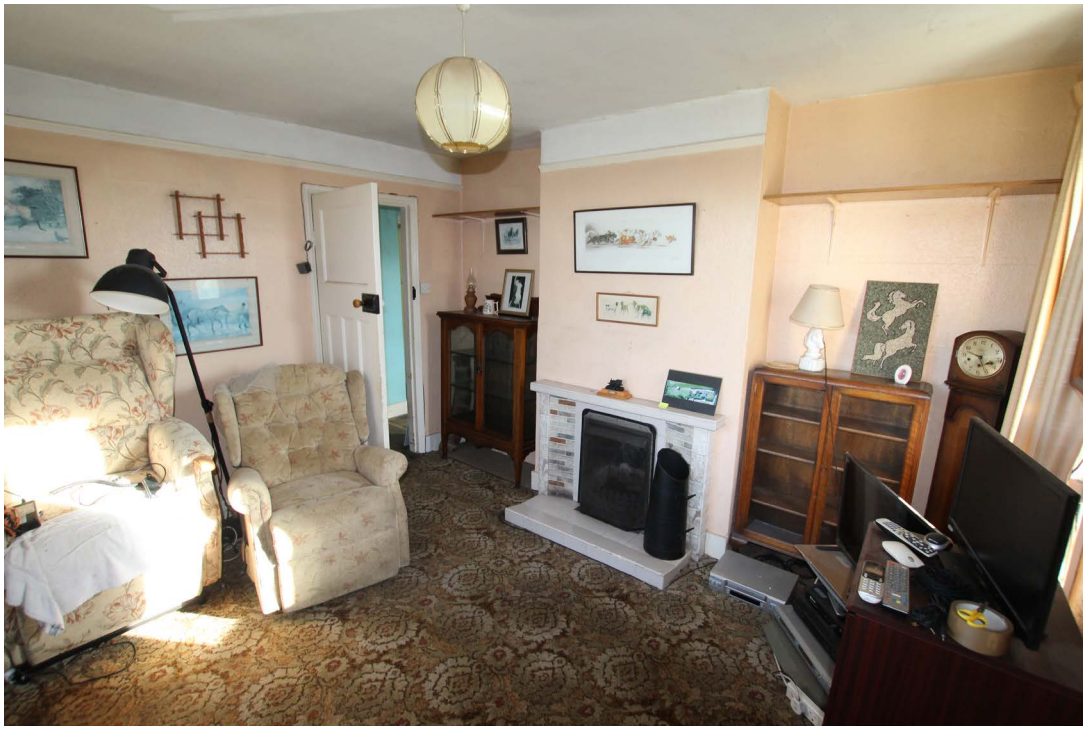
COUNCIL TAX BAND E

DIRECTIONS

Please call our office for directions to the property.













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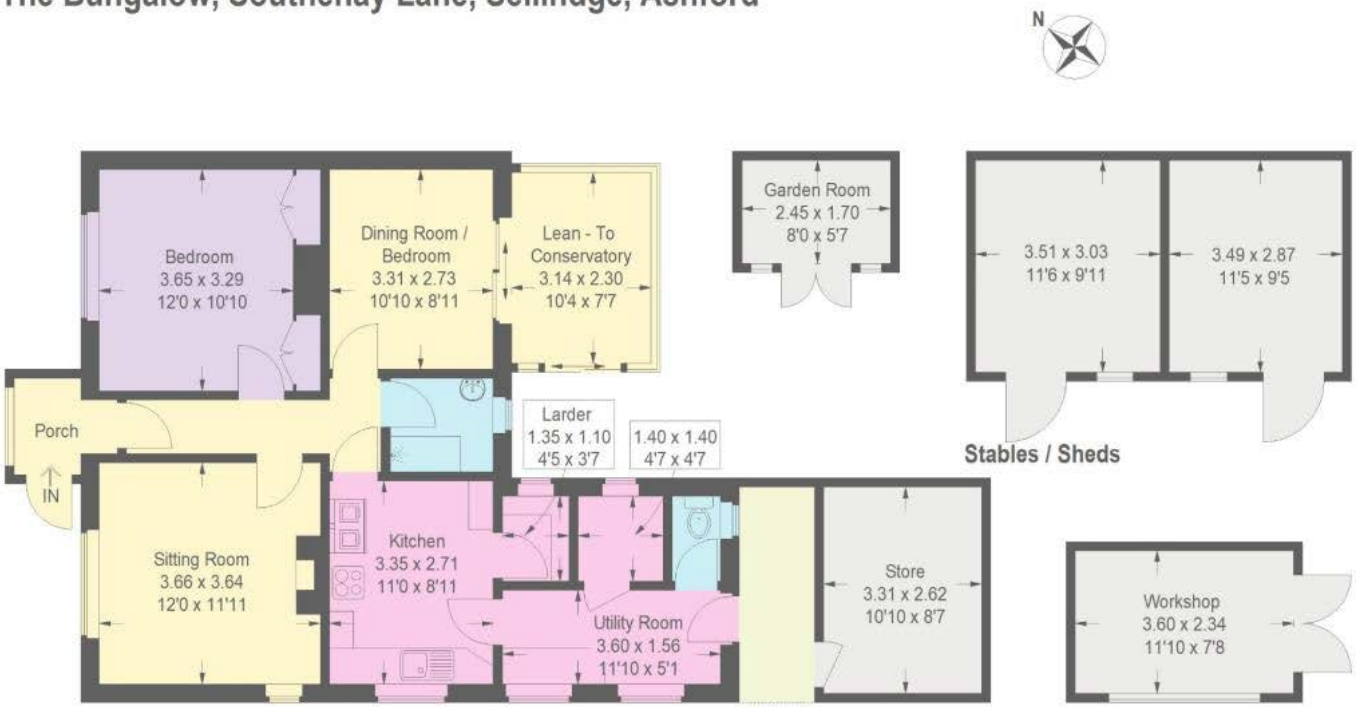
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The Bungalow, Southenay Lane, Sellindge, Ashford



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft
Stables / Sheds = 21.2 sq m / 228 sq ft
Garden Room / Workshop / Store = 21.5 sq m / 231 sq ft
Total = 120.2 sq m / 1293 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 606888)

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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.