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Barn House, Grove Road, Selling, Faversham, Kent, ME13 9RW

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**Barn House, Grove Road, Selling,
Faversham, Kent, ME13 9RW**

£520,000 Freehold

A rare opportunity to purchase a characterful detached three bedroom house with huge potential for extension and improvement (subject to planning) in a wonderful setting on the outskirts of Selling and Perry Wood, yet just 3.5 miles from Faversham and 1.5 miles from Selling railway station.

- Three Bedroom Detached Characterful House
- Wonderful Setting
- No Chain
- Potential To Improve & Extend (subject to planning)
- Grounds of Approximately 0.27 acres
- Pretty Gardens

The front door opens into a spacious entrance hall, leading through to the kitchen, which is fitted with a range of wall and base units, a built-in electric oven, an oil-fired boiler and a Rayburn.

The double-aspect sitting room features a charming fireplace with a wood-burning stove and enjoys pleasant views to the front and side of the property.

The conservatory offers lovely views over the rear garden, providing an ideal space to relax and enjoy the outlook.

The impressive double-height barn area is currently used for storage but offers excellent potential to create additional accommodation, subject to the necessary planning permissions.

Upstairs, the landing leads to three bedrooms and the family bathroom.



Outside, the attractive gardens are fence and hedge enclosed and are mainly laid to lawn interspersed with a variety of established trees and shrubs. There is a gravel drive which provides off road parking for several cars.

Overall, the plot measures approximately 0.27 acres.

Selling is a popular village just south-east of Faversham and west of Canterbury, with Perry Wood being the focus of the village; it is an ancient woodland which is used for wildlife conservation and quiet recreation. The highest point of the woodland offers stunning panoramic views, over the Kent Downs Area of Outstanding Natural Beauty.

The White Lion pub in Selling and The Rose & Crown at Perry Wood are both equally just over a mile from the property. Selling is just 4.5 miles away from Faversham which is a bustling historic market town full of history hosting markets every Tuesday, Friday and Saturday and is full of independent shops, cafes, bars and restaurants.

Transport links are excellent with easy access to the M2, and Faversham railway station offers services to London St Pancras in just 1 hour and 6 minutes.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains electricity. Oil central heating. Private drainage.

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 28/1/26



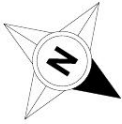




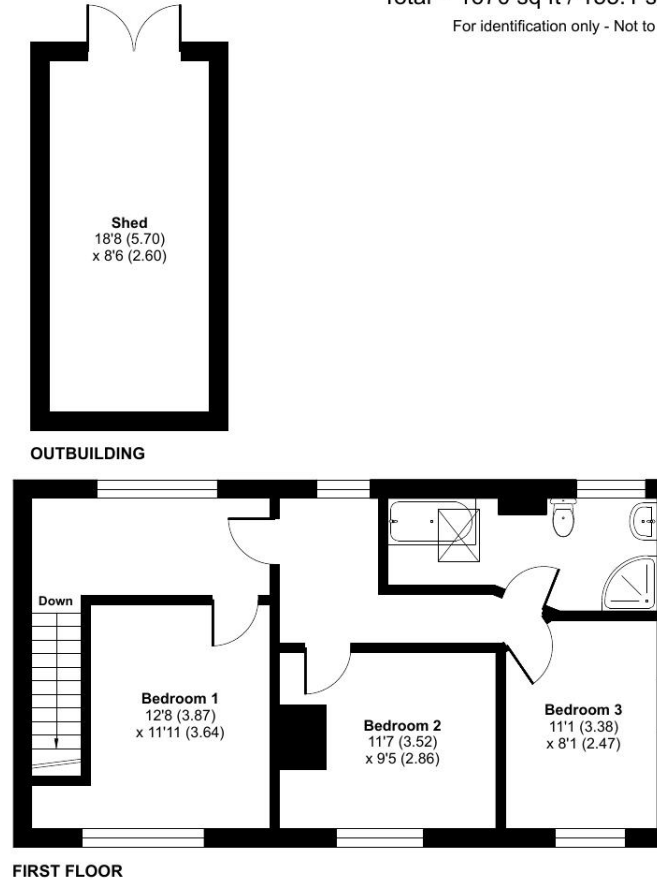
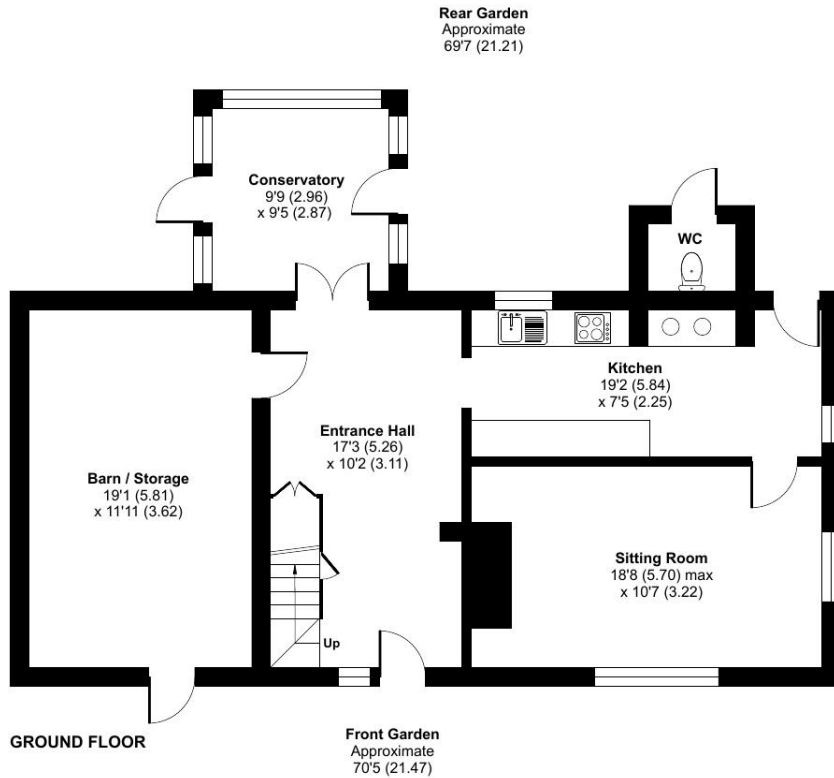




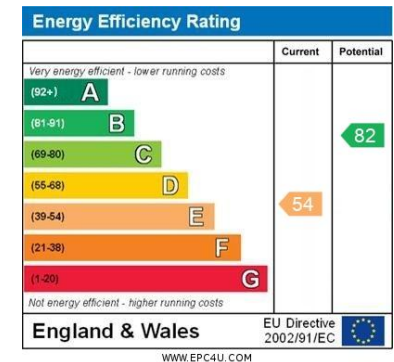
Plan is a general guide of the plot boundaries.



Approximate Area = 1492 sq ft / 138.6 sq m
Outbuilding = 178 sq ft / 16.5 sq m
Total = 1670 sq ft / 155.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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