



Freehold



The Pottery, Bottom Pond Road, Wormshill ME9 0TR

- A Striking Detached Residence
- Unique Architecture, Vaulted Ceilings & Extensive Glazing
- 2300 Sq.Ft Of Spacious & Versatile Accommodation
- Potential To Create A Self Contained Annexe
- Open Plan Living Area With Bi-fold Doors
- Wood Burning Stove & Underfloor Heating
- Set Within Approx. A Quatre Of An Acre
- Impressive Views Over Rural Countryside
-

SITUATION:

This unique family home sits within the rural village of Wormshill, which is nestled within the Kentish North Downs, it has a village hall, a church, a local pub, and an abundance of beautiful walks. The surrounding countryside is simply stunning and noted as an area of outstanding natural beauty. For those family's that may require schooling, nearby Milstead and Frinsted provide primary school options whilst secondary schools and grammar schools can be found in both Faversham and Sittingbourne. The property is positioned between the M2 and M20 which makes commuting from Wormshill to London or the coast both fast and convenient.

Lenham village is a few miles away and offers some lovely independent shops, quaint cafes, and public houses in the village square. Both Lenham and Maidstone have high speed links into London in just over an hour. The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within

over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world. The nearby town of Sittingbourne offers a range of shopping, leisure, and recreational amenities, including swimming pool and various golf courses nearby. Sittingbourne has recently undergone regeneration with the introduction of a new hotel, bowling, cinema, and several family restaurants. The town has a mainline railway station with a regular connection to London Victoria, the high speed will also offer a direct service to London in less than 50 minutes.

The charming nearby market town of Faversham, approx. 9 miles away, offers a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.



DESCRIPTION:

Originally built in 1986 but has since been creatively extended using the highest degree of architecture and attention to detail. The Pottery now offers over 2300 sq.ft of impressively spacious accommodation with vaulted ceilings, extensive glazing and vast open plan living areas. The Pottery sits elevated within approx. a quarter of an acre of beautiful grounds which includes a gated driveway and a stunning landscaped garden, which has splendid views over rolling countryside.

The front door opens into a spectacular reception hall with vaulted ceilings, and travertine flooring which has been laid throughout and leads one to the open plan living area.

The kitchen has been fitted with an array of kitchen units and a large island which has been finished with oak work tops. Main appliances have been integrated which include an induction hob, double oven,

microwave, fridge, freezer, and dishwasher. A wood burning stove has been fitted in the dining area which flows onto a magnificent glass garden room with butterfly roof and twin bi-fold doors which open out onto raised decking.

The space is furthermore complemented by a separate boot room, utility area, cloakroom with shower and an additional reception room. The family room sits to the front of the property and could be used as an additional bedroom, alternatively it could be converted into an annexe as it has its own entrance and sits directly next to the shower room.

Stairs rise to a mezzanine landing where one will find three generously proportioned bedrooms and a main family bathroom, which has recently been updated with marble effect floor tiles. The main bedroom has fitted wardrobes and a luxury ensuite, it has an impressive glass balcony which overlooks the living area and holds splendid views of the garden and countryside beyond. There is an opportunity to extend the bedroom, and this

has been explored by the current owners. Airconditioning units have been installed within the property along with low energy lighting, and underfloor heating which has been placed in the bathroom and part of the open plan living area.

OUTSIDE:

The Pottery is set within approx. a quarter of an acre of enchanting grounds, there is a gated, gravelled driveway which provides parking for several cars.

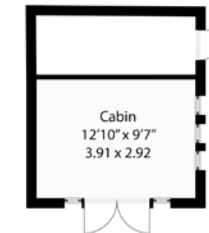
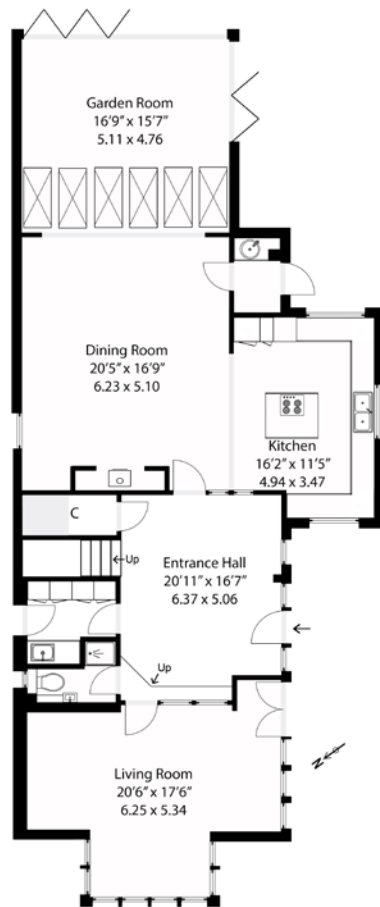
From the bi-fold doors there is a raised decking which sits above a large pond, steps lead to a patio area which has an open gazebo which currently houses a hot tub (this could be negotiated with the sale) A newly installed studio is situated next to the gazebo could provide a home office or summer house, this has additional storage, perfect for keeping bicycles. The rest of the garden is mainly laid to lawn and is bordered by mature trees, an abundance of established shrubs and fencing.











TOTAL FLOOR AREA: 2494 sq. ft (232 sq. m)
 HOUSE 2305 sq. ft (214 sq. m)
 CABIN: 189 sq. ft (18 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 shared drainage and oil fuelled heating

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD
 01227 752617 | gatehouse@foundationproperty.co.uk | foundationproperty.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

