



FOUNDATION

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14 Selling Court, Selling, Faversham ME13 9RJ

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



14 Selling Court, Selling, Faversham ME13 9RJ

- Spacious Detached 1970's Built Property
- Over 2400 Sq.Ft Of Light & Airy Versatile Space
- Four Bedrooms & Two Bathrooms
- Three Reception Rooms One With Wood Burner
- Opportunity To Enhance & Modernise
- Full Planning Permission Granted To Extend The Property
- Splendid Views Over Rolling Countryside
- Set Within Almost Half An Acre Of Glorious Gardens

SITUATION:

Selling Court is situated on a quiet country lane, surrounded by beautiful farmland and rolling countryside, on the edge of the sought after village of Selling, which lies close to the market town of Faversham, on the edge of the Kent Downs.

The village has a mainline train station, a beautiful 14th century Church, a cricket club, two village pubs, The White Lion and The Rose & Crown and a well-regarded Church of England primary school which has an outstanding reputation.

The nearby market town of Faversham (approx. 4 miles) has 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. It has a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School.

Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London which is approx. 48 miles, the Cathedral City of Canterbury approx. 9 miles away and the Kent coast.

Canterbury is a vibrant and cosmopolitan city, with a bustling city centre offering a wide array of High Street brands alongside independent retailers, cafes, international restaurants and the Whitefriars Shopping Centre. The city also offers excellent educational amenities, including a good selection of private and Grammar schools and three universities.



DESCRIPTION:

A spacious detached 1970's built property set within almost half an acre of glorious gardens and situated in a picturesque pine cladded close in the sought after village of Selling. There is over 2400 sq. ft of spacious and versatile accommodation which includes the garage and holds a splendid opportunity to modernise and enhance.

A driveway leads to a sweeping path bringing you to the main front door which opens into a spacious entrance hall that leads to all main living areas. Currently there are three reception rooms which all connect with one another. The space could be opened up to create a large family space overlooking the garden.

A sitting room to the right has a stone fireplace which encompasses a wood burning stove, this room is wonderfully light and airy with large picture window to the front making the most of the glorious views of rolling countryside. The room connects

directly with the garden room that runs along the rear of the property; this is adjacent to the dining area which in turn brings you back to the hallway.

The kitchen is at the front of the property and has an array of traditionally styled units, finished with Formica work tops. There is access to the utility area which sits between the house and the garage.

The downstairs space has a well-appointed bathroom and a double bedroom.

To the first floor there is a large galleried landing with stunning views of the Kent countryside, this leads to a family bathroom and three bedrooms which have fitted wardrobes.

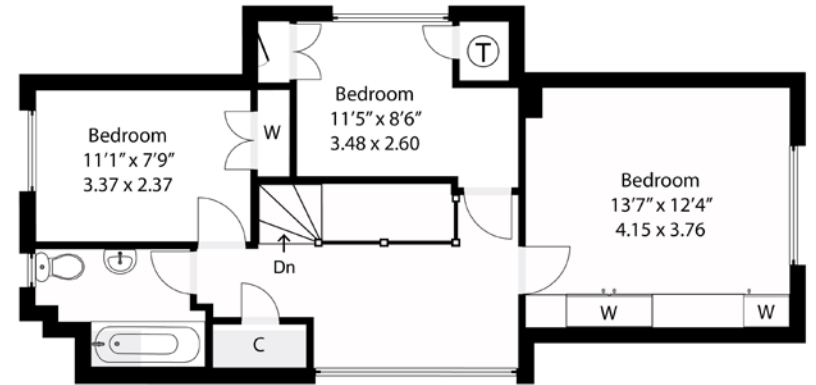
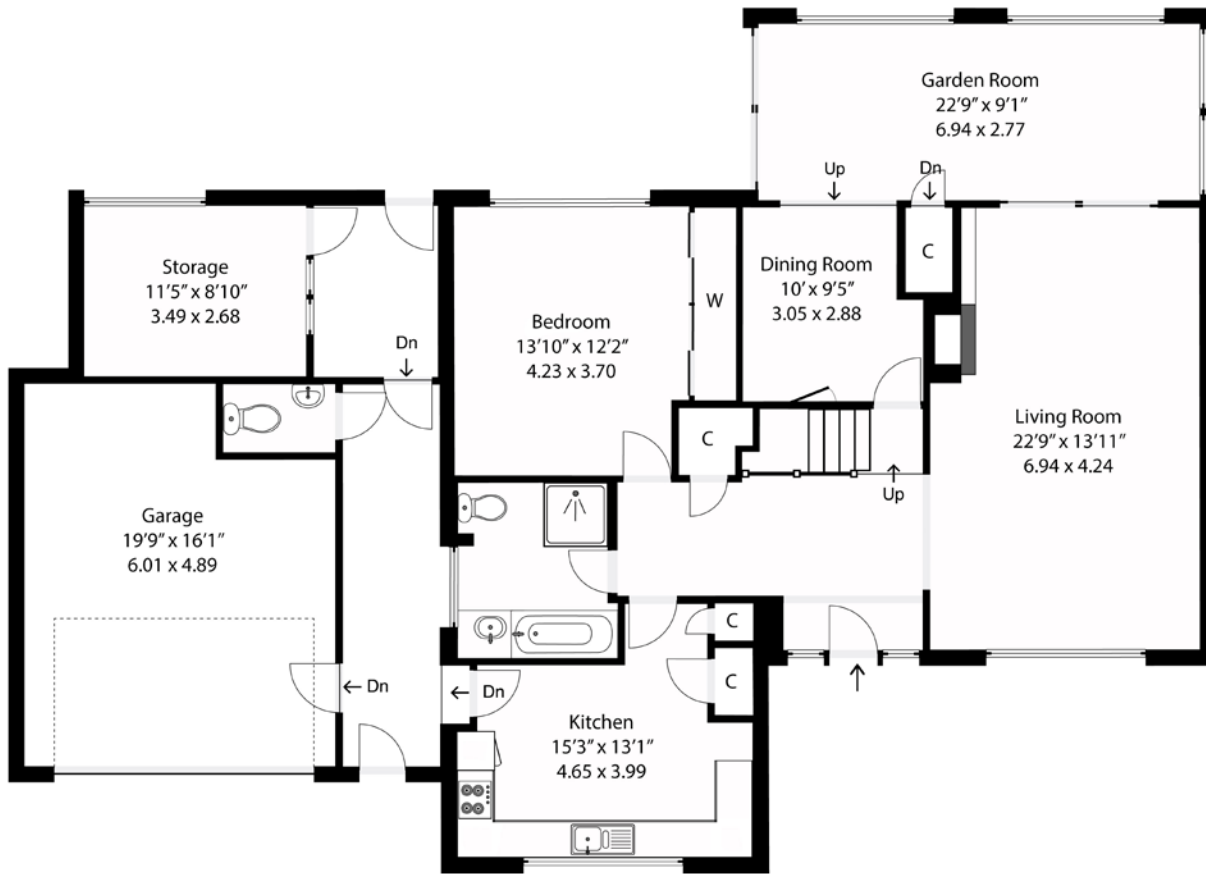
Solar panels have been placed on the garage roof and have reduced energy and water bills. In addition generating £2300 tax free cash in 2022.

OUTSIDE:

The glorious grounds cover 0.47 acres and offer a large front garden with driveway that leads one to the double detached garage. There is the potential to convert above the garage and integrate it within the house creating addition living space, planning has been permitted and drawings are available.

At the rear of the property the garden mainly laid to lawn stretches out to orchards and is bordered by mature shrubs and established trees. The garden has been beautifully manicured and is private and peaceful with an abundance of nature and wildlife.

At the rear of the garden there is a little gate that opens out onto orchards that lead to Perry woods and the country pub. There is a wonderful sense of community in this close, with 18 properties all individual yet perfectly presented. The main driveway is lined with pine trees, whilst Selling Road has the village hall, traditional English pub and local school both of which are a few minutes' walk away.



TOTAL FLOOR AREA: 2419 sq. ft (225 sq. m)
HOUSE: 1848 sq. ft (172 sq. m)
GARAGE: 571 sq. ft (53 sq. m)



EPC RATING
E



COUNCIL TAX BAND
F



GENERAL INFORMATION
Oil Fueled Heating & Solar Panels
Mains Drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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