



Penny Cottage, Pound Lane, Molash, CT4 8HQ

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



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- Spacious Three Bedroomed Cottage
- Renovated & Modernised Throughout
- New Striking Aluminium Framed Windows
- Wood Burning Stove In Open Plan Family Room
- Newly Fitted Kitchen & Utility Room
- Recently Installed Central Heating System
- Column Radiators, Oak Doors & Elegant Décor
- Landscaped Established Garden, Driveway & Garage

SITUATION:

Molash is a small village between Canterbury, Ashford and Faversham. It has a small community surrounded by farmland and a forest called King's Wood, where a herd of fallow deer still run free. King's Wood is popular with walkers as the Pilgrims' Way and North Downs pass through it. Molash has a 13th century church, a garage and the local pub, The George Inn. The location offers easy access to the A28 for commuting through to Ashford and Canterbury. There are several train stations at nearby Chilham and Selling with fast connections to London.

There are several local primary schools which can be found in Wye, Sheldwich and Challock with a wider choice of secondary education in Faversham, Canterbury and Ashford.

The cathedral city of Canterbury, just 9 miles away, which offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently

refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

The centre of Faversham is approx. 8 miles away and is a charming market town that 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 is 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.



DESCRIPTION:

A spacious three-bedroom cottage situated in the charming village of Molash with admiring views of rolling countryside. Penny Cottage has undergone a comprehensive programme of renovation and modernisation with an impressive amount of work to both the exterior and interior.

The current owners have installed an additional shower room, created a utility area and fitted a contemporary kitchen alongside also ensuring this home is energy efficient by replacing every window, installing a new central heating system and applying additional insulation.

The new oak front door opens into a spacious entrance hall with stunning herringbone wood effect flooring, internal oak doors, column radiators and elegant décor, this sets the scene for the rest of the house as this finish flourishes throughout. To the right of the hallway there is a triple aspect family room which has French doors



to the east of the property, In the sitting room there is a large modern wood burning stove whilst the opposite end there is a dining area.

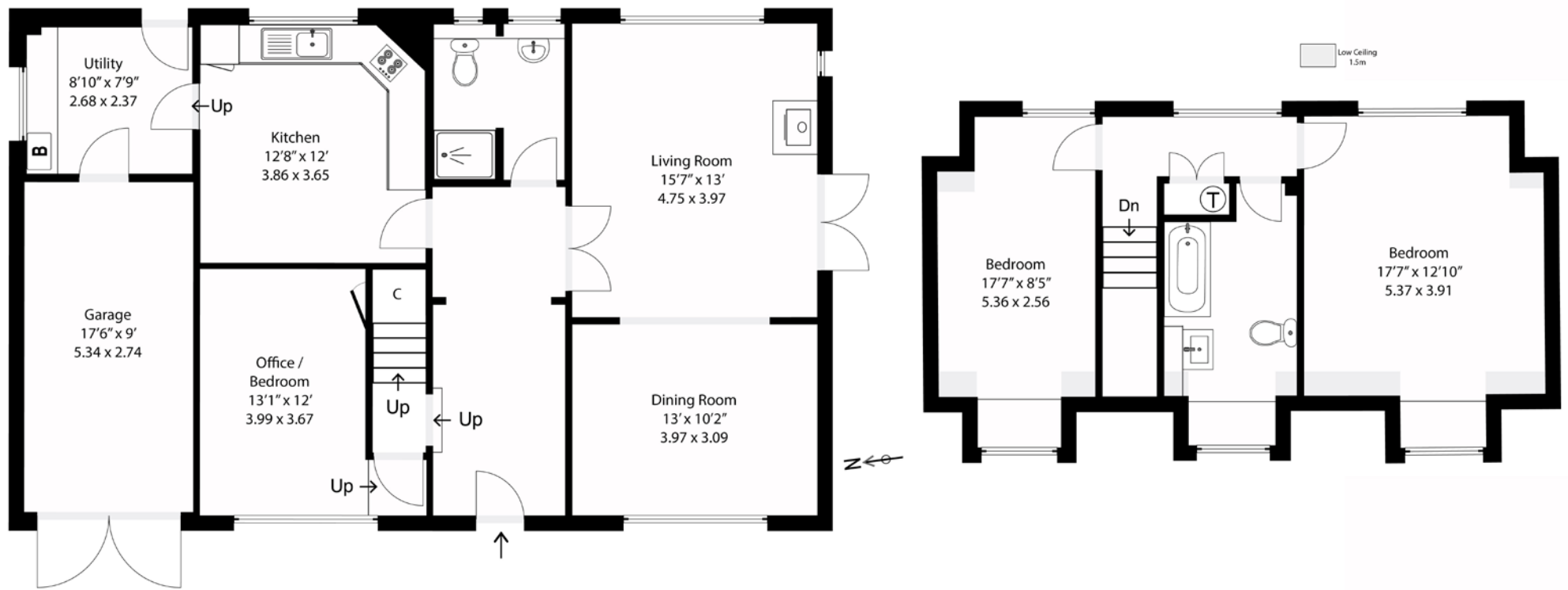
The kitchen breakfast room sits to the left of the hallway and has been stylishly fitted with white gloss units which have been finished with attractive Moroccan tiles and quartz work tops. Many appliances have been integrated including a double oven, ceramic sink and induction hob, there is also plenty of space for freestanding appliances and either a breakfast table or kitchen island.

This is further enhanced by a utility room which has been configured in part of the garage and provides access to the garden and the garage itself. The downstairs space is finished with an additional reception or a double bedroom, depending on requirements and is complemented by a bathroom, which has recently been reconfigured from a basic cloakroom to a well-appointed shower room with new shower enclosure. To the first floor one will find two dual aspect double bedrooms with adoring views of paddocks

and countryside. The bathroom is nestled between the two rooms and has a newly fitted Aqualisa shower installed over the curved bathtub and finished with a Burlington washstand and WC.

OUTSIDE:

The rear garden has been beautifully landscaped with a large lawn bordered by established shrubs and young trees. Several raised beds have been arranged next to the storage shed and log store and offer areas for growing herbs, fruit and vegetables. To the front of the property a neatly arranged garden sits either side of the garden path whilst to the left there is a driveway which leads to the newly fitted oak doors of the garage. The façade of the property is well balanced, rich brick work complements the dark framed aluminium windows and oak doors of the house and garage. The garage/utility room has had a new roof including structural timbers, and new durable composite cladding which has also been added to the first floor dormers.



TOTAL FLOOR AREA: 1599 sq. ft (149 sq. m)
 HOUSE: 1442 sq. ft (134 sq. m)
 GARAGE: 157 sq. ft (15 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 Private drainage & Oil fuelled heating

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