



Freehold



3 The Square, Hogbens Hill, Selling ME13 9QZ

- Unique & Characterful Mid Terrace Cottage
- Open Plan Living Area With Wood Burning Stove
- Two Beautifully Decorated Double Bedrooms
- Brand New Bathroom With Underfloor Heating
- Car Port & Outside Storage
- Set In The Idyllic & Peaceful Village Of Selling
- Less Than Four Miles To The Market Town Of Faversham
- Close To Selling Train Station With Links To London

SITUATION:

The Square is in the heart of the village of Selling and enjoys a magical setting, surrounded by woodland and countryside.

Perry Wood is ideal for anyone who enjoys nature and wildlife, as it is an Area of Outstanding Natural Beauty and contains around 150 acres of woodland which is designated as a Nature Reserve.

The village of Selling has its own CE primary school, which has a very good reputation, a cricket club, a mainline train station, a village pub and a village store.

The nearby town of Faversham has a wide variety of shopping facilities including both specialist shops and national retailers. Faversham has its own cinema, an indoor/outdoor swimming pool and a cottage hospital.

Both the city of Canterbury (10 miles) and the market town of Ashford (13 miles) also offer an extensive range of amenities.

Faversham and its surrounding villages have an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar School. There is also easy access to Canterbury with its wide choice of secondary schools, Independent schools, three universities and a college.

Faversham enjoys excellent transport links to both London and the Coast via the M2 (3 miles) and M20 connecting to the M25 motorway network and Dover (25 miles) via the A2. The mainline station offers a regular rail link to London Victoria and Cannon Street and a high-speed service linking Faversham to St. Pancras in a little over an hour.



DESCRIPTION:

A unique and charming cottage dating back to the late 1700's and set around a picturesque and peaceful courtyard in the sought after village of Selling. Formally Alms house and then converted in the 1970's, this characterful cottage is bursting with period features such as exposed beams, intricate panelling, and stunning wooden casement windows.

One of eight cottages, all with pastel painted wooden doors, pale brick work and an abundance of fragrant flowers which enhance this already beautiful square.

The door opens into a striking open plan living area with windows to front and back allowing light to flood through this well configured space.

To the left there is a kitchen dining area, with an array of units which integrate a cooker, hob, fridge and freezer. The area has been finished with modern metro tiles and



laminated work tops which incorporate a sink which looks out to the rear of the cottage.

To the right, there is a sitting room which is centred round a wood burning stove that sits nestled within a chimney breast, there are two exposed beams that run through the living space enhancing the character and high quality wood effect flooring has been fitted seamlessly through the space. An under-stair cupboard offers good storage as well as useful as a large coat closet.

The painted stairs are open with a decorative wrought iron balustrade, these curve up to the first floor where there is a small galleried landing which looks back over the stairs, this leads to a well-appointed bathroom and two double bedrooms.

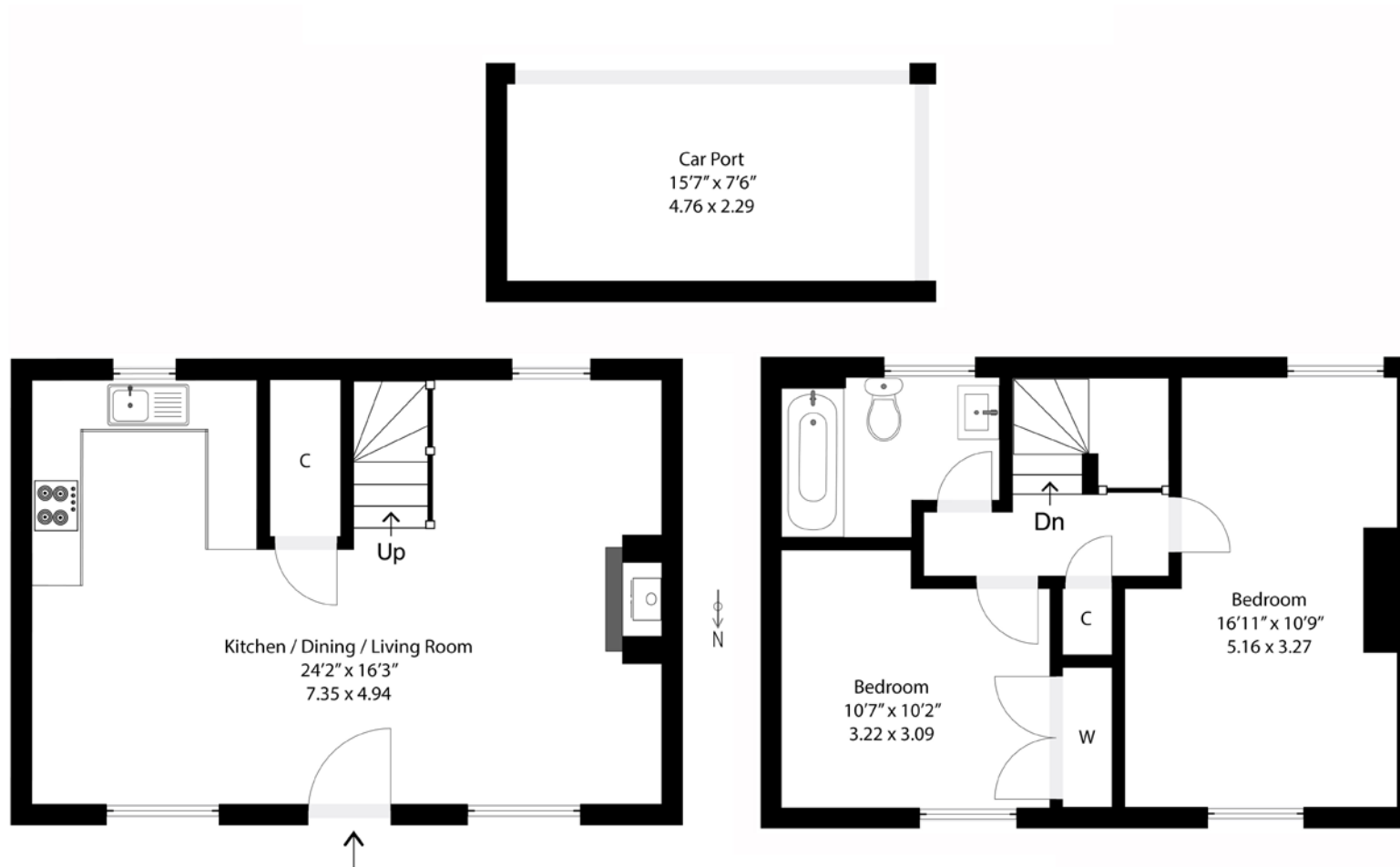
Both bedrooms are wonderfully presented and decorated using a calm palette of Farrow & Ball decor. The second bedroom also benefits from fitted wardrobes which match the panelling found of the doors and stairwell.

The bathroom has recently been installed, and the current owners have creatively designed it, by choosing bold colours to complement the white suite and grey metro tiles. The sink is set within a vanity unit whilst a rainfall shower is set over the bath, underfloor heating has been installed and can be controlled separately to the rest of the house.

OUTSIDE:

Each property has its own front garden, and it is evident that every property takes great pride in making their area beautiful with pots brimming with flowers, established wisteria, and a variety of rose bushes bringing this courtyard to life.

Each cottage has its own car port which is vaulted and offers storage for kayaks, bicycles, and logs. Alongside this, there are additional parking spaces as well as two areas for keeping waste bins.



TOTAL FLOOR AREA: 919 sq. ft (86 sq. m)
 COTTAGE: 802 sq. ft (75 sq. m)
 CAR PORT: 117 sq. ft (11 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 Electric heating & Mains drainage

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