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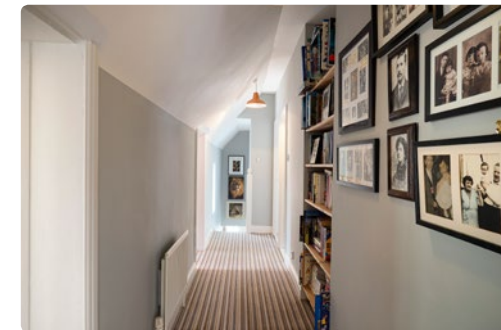
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Hops Cottage, Selling Road, Selling, Faversham ME13 9QG

4 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS

Freehold



Hops Cottage, Selling Road, Selling, Faversham ME13 9QG

- Substantial Detached Cottage
- Kitchen Breakfast Room & Four Receptions
- Characterful features & Modern Convenience
- Beautifully Enhanced Throughout
- Four/Five Bedrooms & Three Bathrooms
- New Contemporary Styled Windows
- Conservatory & Art Studio Outhouse
- Set Within 0.36 Acres Of Manicured Gardens
- Less Than Two Miles To The Market Town Of Faversham

SITUATION:

Hops Cottage is 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. 2 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:

Once two farmers workers cottages dating back to 1870's the property is now one substantial beautifully symmetrical four bedroomed residence offering over 2200 sq.ft of beautifully appointed accommodation. Set within a third of an acre of beautifully manicured gardens that wrap around the entire property, and contains a characterful, partially original outhouse with bi-fold doors.

Hops Cottage has a beautiful blend of original features and contemporary enhancements. Latch key doors and exposed floorboards flourish throughout whilst the current owners have reconfigured the layout, added a splendid conservatory and installed new dark framed double-glazed windows, these are a striking contrast with the heritage brickwork, weatherboard and tile hung facade.

The front door sits within a pitched canopy porch with seating and opens into an entrance hall, also used as a formal dining area with splendid, stripped pine flooring. This

leads through to the morning room which has French doors leading through to the garden and is a lovely space to enjoy a cup of coffee whilst watching the sun come up.

The kitchen breakfast room has an array of solid wood units that integrate all main appliances including a single stoves cooker and have been finished with rich granite work tops. A handsome gas fuelled aga sits central to the kitchen, the space is further enhanced by a walk-in pantry/utility area.

The dual aspect sitting room is positioned at the front of the property and benefits from a wood burning stove. The fourth reception room is currently used as a guest bedroom with a small washroom, this could easily be a play area/study. The downstairs space is further enhanced by a wet room and a stunning double-glazed conservatory that is perfectly placed to enjoy all day sunshine.

To the first floor one will find a well-appointed family bathroom and four beautifully presented bedrooms. The dual

aspect main bedroom also benefits from fitted wardrobes and an en-suite shower room.

OUTSIDE:

Hops Cottage occupies approx. a third of an acre of beautifully manicured gardens that wrap around the entire property. The driveway offers parking for several cars and leads to the double car port with wood store. The garden is mainly laid to lawn with some established shrubs and mature trees including a stunning cherry blossom. The current owners have created a little gated allotment complemented by a greenhouse.

An old characterful outhouse has been beautifully renovated, the shell and brick flooring is original yet has had insulation laid beneath the flooring and within the walls, the space has been further enhanced by installing a sink, electrics and bi-fold doors. It works perfectly as an art studio, home office or hobby room, yet could equally be a wonderful outside kitchen.

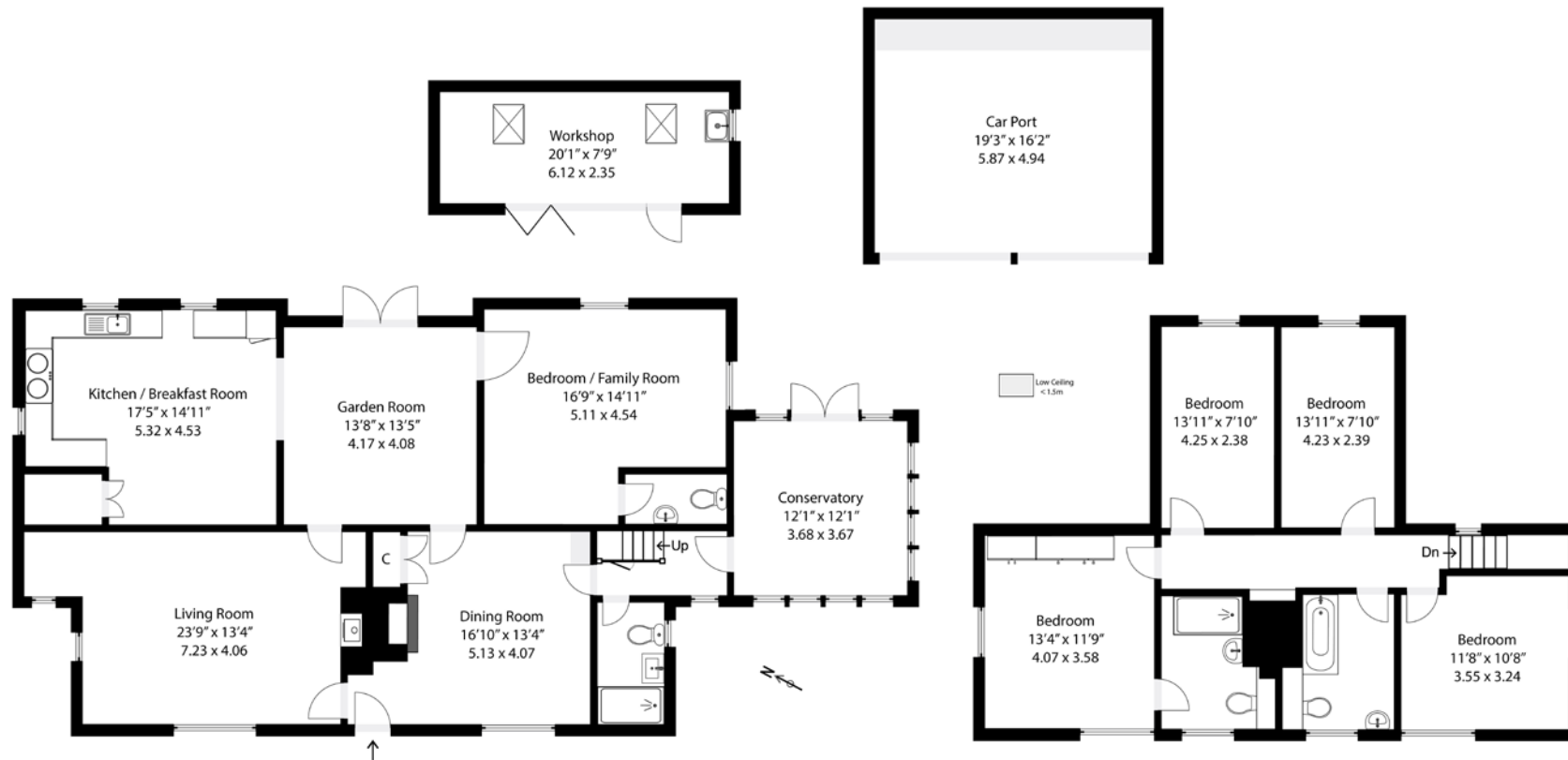












TOTAL FLOOR AREA: 2705 sq. ft (251 sq. m)
HOUSE: 2238 sq. ft (208 sq. m)
OUTBUILDINGS: 467 sq. ft (43 sq. m)



EPC RATING
D



COUNCIL TAX BAND
G



GENERAL INFORMATION
Private drainage & all other services are mains connected

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