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Holbeam Cottage, Stalisfield Road, Stalisfield ME13 0HN

4 BEDROOMS | 3 BATHROOMS | 5 RECEPTIONS

Freehold



Holbeam Cottage, Stalisfield Road, Stalisfield ME13 0HN

- Charming Grade II Listed Detached Property
- Over 2400 Sq.Ft Of Spacious Accommodation
- Four Double Bedrooms & Three Bathrooms
- Flourishing In Period Features
- Exposed Beams & Open Fireplaces
- Opportunity To Make Further Enhancements
- Set With 0.87 Acres Of Stunning Grounds
- Rural Location Overlooking Rolling Countryside

SITUATION:

Holbeam Cottage enjoys a wonderfully rural setting surrounded by a working farm in the peaceful village of Stalisfield, yet just 5 miles from the bustling market town of Faversham. The parish consists of just 82 dwellings which are scattered over a wide area, however the majority are centred around Stalisfield Green. This beautiful village green hosts the annual village fete and is also home to The Plough Inn, a Grade II Listed 14th century village pub and restaurant which only serves Kentish beers from hand pumps, alongside great food. In fact, The Plough Inn was awarded 'Kent's Best Pub Award' in 2009.

The village is also served by The Church Of Saint Mary (a lovely 13th century church) and a superb village hall which was newly built in 2014. This hosts numerous clubs, societies and events for this active local community. Stalisfield is predominantly surrounded by lovely farmland and woodland and sits high on the North Downs, which is designated as an Area of Outstanding Natural Beauty, whilst

much of Stalisfield Green is protected as a conservation area, making this an ideal area for anyone who enjoys outdoor pursuits. The nearby village of Charing (three miles) offers an excellent range of local services, including a main street with numerous shops and businesses, a primary school and a mainline railway station. Primary schools can also be found in the nearby villages of Selling, Sheldwich, Eastling, Challock and Chilham, whilst Selling and Chilham also have mainline railway stations.

The nearby town of Faversham offers a far wider range of shopping, leisure and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants. The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. Faversham also has a mainline station with a high speed link to London St Pancras in just over an hour.



DESCRIPTION:

A charming, detached grade II Listed period which dates back to the 18th century, the property situated in an envious rural position overlooking rolling countryside yet just a few miles from the market town of Faversham.

Holbeam Cottage is deceptively large offering over 2400 sq.ft of exceptionally characterful accommodation which includes four double bedrooms and an abundance of living space with five versatile receptions.

Holbeam Cottage occupies 0.87 acres of attractive grounds which includes a double garage and large outbuilding.

The cottage is flourishing in period features which includes exposed beams, open fireplaces and sash windows, which is flooded with natural light from the numerous windows and delightful garden room.



The formal entrance sits centrally, with the handsome front door set within a canopied porch, to the right there is a dual aspect living room with inglenook fireplace to one end and bay window to the other.

This leads onto the kitchen breakfast room which has an array of wall and floor units and offers stunning views of the rear garden, adjacent one will find a dining area partially divided with the snug via exposed beams. To the east wing of the property there is an office and garden room which also leads to a utility room and shower room.

Stairs from the living room rise to the galleried landing and leads to the four double bedrooms and a well appointed family bathroom. The main bedroom has fitted wardrobes and benefits from an ensuite bathroom.

OUTSIDE:

Holbeam Cottage occupies a generous 0.87 acres of wonderful grounds which includes a gravelled driveway to the front which sits in front of the double garage.

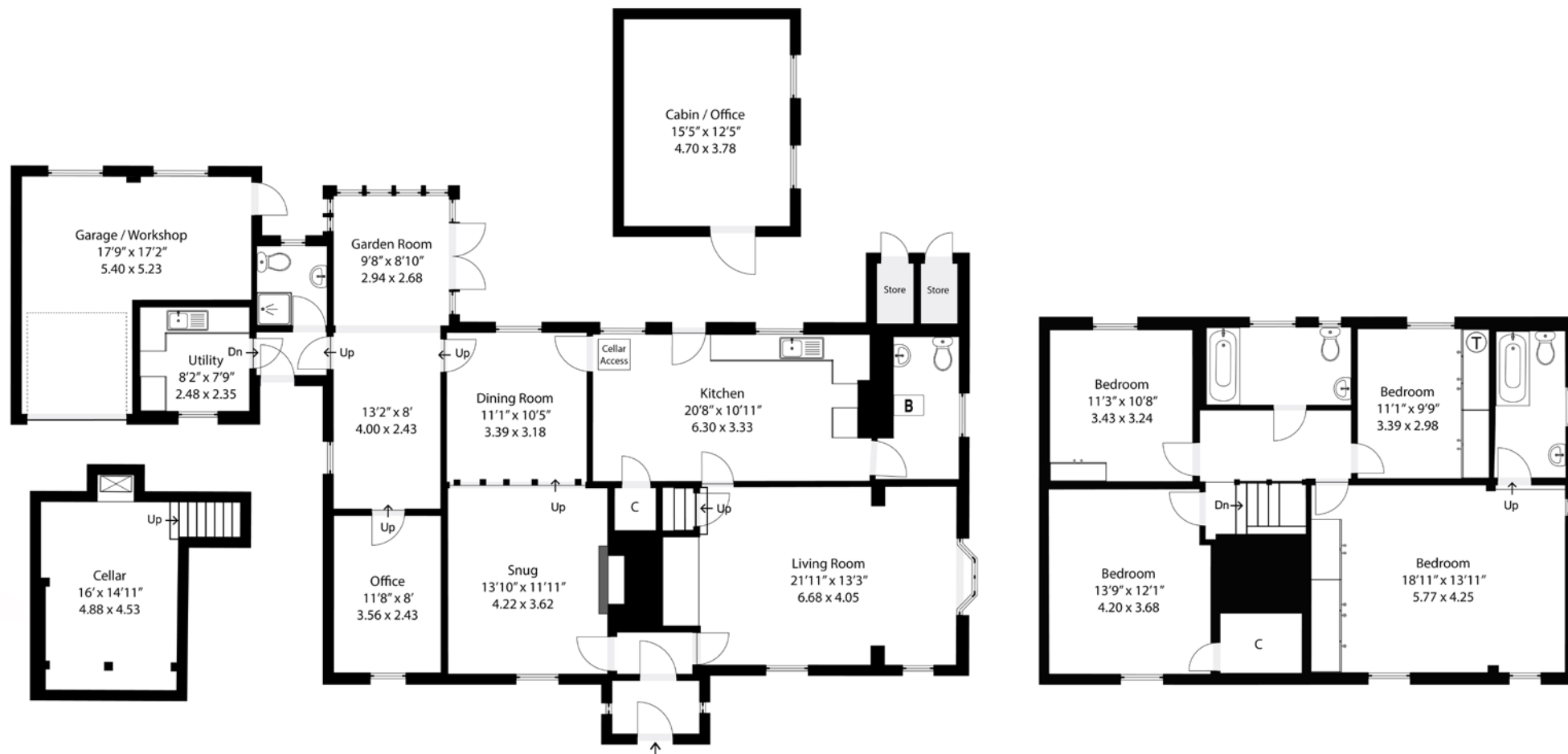
The garden is mainly laid to lawn and bordered by mature trees and attractive shrubs, with a patio area leading directly off the garden room.











HOUSE: 2402 sq. ft (223 sq. m)
 GARAGE/CABIN: 447 sq. ft (42 sq. m)
 CELLAR: 160 sq. ft (15 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 Private drainage & Oil fuelled heating

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

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