





Freehold



## 15 St Pauls Court, Lynsted ME9 0RE

- Magnificent Traditionally Styled Modern Country Home
- Built In 2006 By Millwood Designer Homes
- Set Within 1.83 Acres Of Glorious Gardens & Grounds
- Immaculately Presented Throughout
- Six/Seven Bedrooms - Four Bathrooms
- Four Reception Rooms Plus Stunning Orangery
- Situated At The End Of An Exclusive Private Road
- Spectacular Views Over Beautiful Rolling Countryside

### SITUATION:

St Pauls Court is a highly exclusive development, typical of Millwood's signature style and comprised of a fine selection of individual, traditionally styled modern homes, perfectly blended to create a street scene which is sympathetic to its rural surroundings.

The village of Lynsted is a typical old English village with an ancient parish church, St. Peter and St. Paul, an excellent local pub, The Black Lion, and even a village duck pond. The village also boasts a fine selection of period houses and there is a well-regarded village primary school.

The nearby village of Teynham offers a far wider range of amenities including pubs, restaurants, supermarkets, a primary school, and a mainline station. For a wider range of amenities, you have the well-equipped town of Sittingbourne or the historic market town of Faversham (both approx. 5 miles) with a good selection of shops, Grammar Schools,

and mainline stations with a fast service to London. The village of Lynsted is surrounded by undulating hills, picturesque farmland and some truly outstanding countryside and is ideal for anyone who enjoys outdoor pursuits, with numerous footpaths and bridleways for walking and riding surrounding the village.

The nearby market town of Faversham 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.



**DESCRIPTION:**

A magnificent, six/seven bedroom detached traditionally-styled modern country home, set within 1.83 acres of glorious gardens and grounds, offering the potential for equestrian use.

The property is situated at the end of an exclusive private road in the sought after village of Lynsted and enjoys spectacular views over the surrounding rolling countryside.

The property was built in 2006 to an exceptionally high standard, by renowned house builders Millwood Designer Homes and offers over 3000 sq. ft of beautifully presented accommodation, set over three floors.

The whole property is immaculately presented throughout and offers particularly generous amounts of natural light due to many dual aspect rooms and extensive glazing throughout.



The front door opens into a spacious entrance hall, with oak flooring, a well appointed cloakroom and stairs to the first floor.

To the left of the entrance hall there is an impressive, dual aspect open plan kitchen/ breakfast and family room. The kitchen has been fitted with a range of traditionally styled wall and floor units, set around black granite work surfaces, stainless steel integrated appliances and an oak topped breakfast bar.

The breakfast area and the family area both enjoy access to and fine views over the beautiful gardens, via floor to ceiling windows and French doors, whilst the family area also benefits from a vaulted ceiling and tall barn style window, flooding this impressive open plan space with natural light.

The kitchen is further complemented by a useful utility/boot room with plumbing for white goods and a side access to the garden.

To the rear of the house, there is a formal

dining room with a lovely Bay window overlooking the rear garden.

To the right of the entrance hall, you will find a useful study and a grand drawing room, with a limestone fireplace with inset wood burning stove, floor to ceiling windows and French doors to the rear garden.

Completing the extensive ground floor accommodation, the owners have added a spectacular orangery, with a lantern roof and two walls of bi-folding doors, which afford magnificent views over the gardens and grounds.

On the first floor, a vast galleried landing leads to five generously proportioned bedrooms (two with en-suites) and a well-appointed family bathroom. This has been fitted with a modern contemporary suite, including a bath and a shower cubicle and is finished with stylish wall and floor tiling.

The principal bedroom is a large double room, with two built in double wardrobes, a





fully fitted en-suite bathroom and far reaching views over the surrounding countryside.

Another staircase rises to a galleried landing on the second floor, with ample built in storage. This leads to two further bedrooms, one of which has built in double wardrobes and an en-suite shower room.

#### OUTSIDE:

The property is set within a generous and highly secluded plot which measures 1.83 acres and is situated at the end of an exclusive private road. It is accessed via twin 5 bar gates, which open onto a large driveway which provides parking for four to five cars and leads to a detached double garage with remote operated twin doors.

The front garden is mainly laid to lawn and has been planted with a variety of attractive low level hedging.

The rear garden is also laid to lawn with beautiful and well established flower beds, a full width patio area across the rear of house, a gravelled seating area adjacent to the orangery and a further seating and barbeque area with fine views over the surrounding fields.

There is a secluded vegetable garden, enclosed by mature hedging, whilst to the far end of the plot there is a small fruit orchard. The gardens offer an incredible outside space and provides a superb backdrop to this impressive family home. However, due to the size of the plot, there is also the potential for equestrian use by creating a paddock at the rear of the garden.






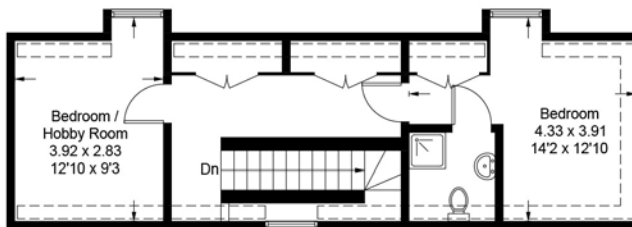




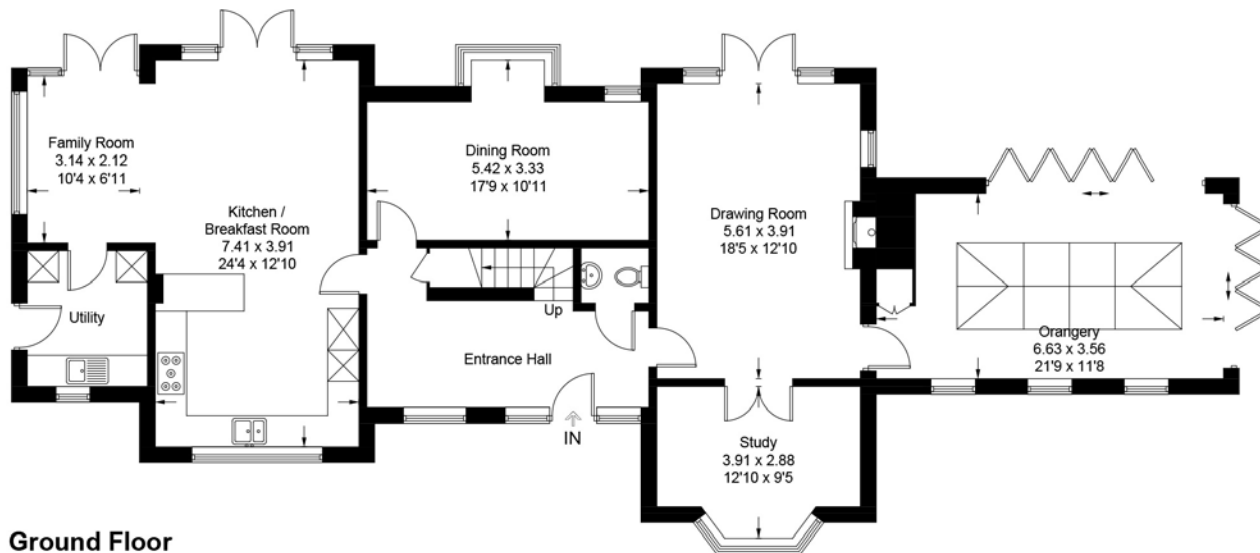




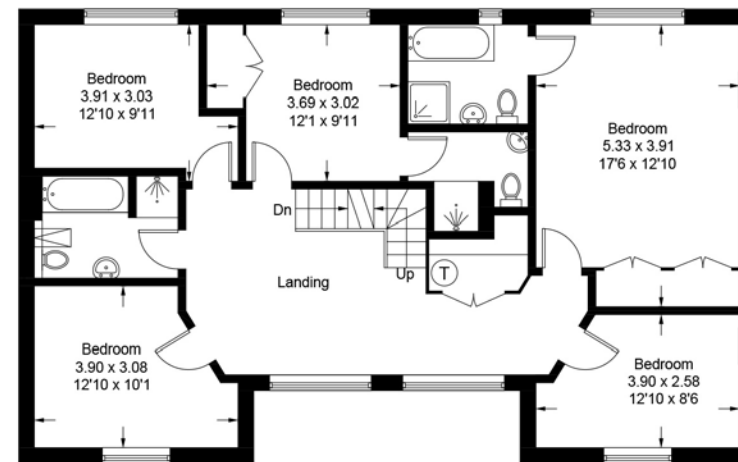
 = Reduced headroom below 1.5m / 5'0"



**Second Floor**



**Ground Floor**



**First Floor**



TOTAL FLOOR AREA:  
3017 sq. ft (280.3 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
All mains services connected.

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