



Huon Cottage, Sheldwich Lees, Faversham, ME13 0NG

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



## Huon Cottage, Sheldwich Lees, Faversham, ME13 0NG

- A Substantial Detached Residence
- Beautifully Presented Throughout
- Bespoke Solid Wood Kitchen & Separate Utility Area
- Two Additional Receptions & Amdega Conservatory
- Triple Aspect Kitchen Breakfast Room
- Four Bedrooms & Two Bathrooms
- Enchanting 0.65 Acres Of Glorious Grounds
- Double Garage & Substantial Driveway



### SITUATION:

Huon Cottage is situated on Nursery Lane in a conservation area moments away from the village green and hall. The village is surrounded by picturesque countryside and an abundance of scenic walking routes. Both green and hall are much loved hubs: cricket is played on the green and traditional fêtes and summer concerts held there and a wide range of activities including yoga and children's bounce classes takes place in the village hall. There is a highly regarded village school, the grade II listed Church of St James and a number of notable period buildings, including the grade I Lees Court, the former home of the Earl Sondes.

The historic market town of Faversham lies approximately three miles away and provides an excellent range of amenities, from independent specialist shops to well-known national retailers. The town benefits from a vibrant market held three times a week, a cinema, indoor and outdoor swimming pools,

and a cottage hospital. Educational provision is strong, with a good selection of primary and secondary schools, including the renowned Queen Elizabeth's Grammar School. Further private schooling options are available in Canterbury and Ashford. Faversham's mainline railway station offers regular services to London Victoria and Cannon Street, along with a high-speed service to London St Pancras. An alternative high-speed service to St Pancras is also available from Ashford via Ebbsfleet.

The A2/M2 motorway network is within approximately one mile, providing convenient access to London, the Kent coast and the cathedral city of Canterbury (around eleven miles). Canterbury offers an excellent range of shopping, restaurants, leisure facilities and a theatre, as well as a wide choice of both state and private schools and three universities.



#### DESCRIPTION:

A striking and exceptionally substantial four-bedroom detached residence, set within the highly sought-after village of Sheldwich Lees and occupying a generous 0.65-acre plot of immaculately maintained grounds. Constructed in the late 1990s by the renowned Millwood Homes, this impressive property forms part of an exclusive development of just eleven distinctive houses, each designed with a heritage-style façade to complement its period surroundings.



The interior is elegant and thoughtfully designed with a timeless finish throughout, featuring hardwood casement windows, high ceilings, intricate architraves and a bespoke solid-wood kitchen. The accommodation extends to over 2,600 sq ft and includes an Amdega conservatory and an integral double garage.

The front door sits beneath a pitched canopy and opens into a welcoming entrance hall with cloakroom and stairs rising to the first

floor. To the left is a triple-aspect, south-facing kitchen/breakfast room fitted with an extensive range of bespoke solid-wood cabinetry and granite worktops, incorporating a range of integrated appliances including a microwave, dishwasher and fridge freezer. A substantial central island enhances the space, while a Butler sink and double range cooker add further character to this well-appointed kitchen. The space is further complemented by a delightful window seat and breakfast table which sits to the east facing window.

To the rear of the property is a charming sitting room featuring a wood-burning stove set within an exposed brick chimney breast and framed by an oak bressummer. This room flows seamlessly into an Amtego double-glazed conservatory with underfloor heating and electric blinds, allowing for year-round use.

The ground floor is completed by an additional reception room, ideal as a study or formal dining room, which links directly to a utility area and the integral double garage.

On the first floor there are four generous bedrooms and a well-appointed family bathroom. The principal bedroom benefits from two double built-in wardrobes and a stylish en-suite bathroom.

#### OUTSIDE:

Huon Cottage sits within approximately 0.65 acres of beautifully maintained grounds, predominantly laid to lawn and enhanced by fruit trees, established shrubs and mature trees that provide gentle, dappled shade. Vibrant, well-stocked borders add year-round colour and interest while attracting an abundance of wildlife. The garden is fully enclosed and features a gate at the far end leading directly to woodland and scenic walks through the surrounding rolling countryside.

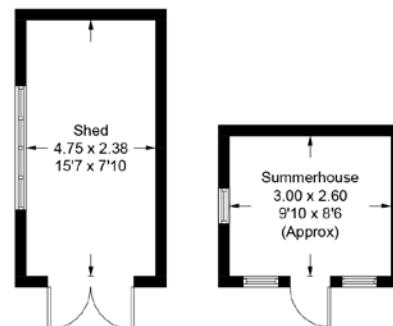
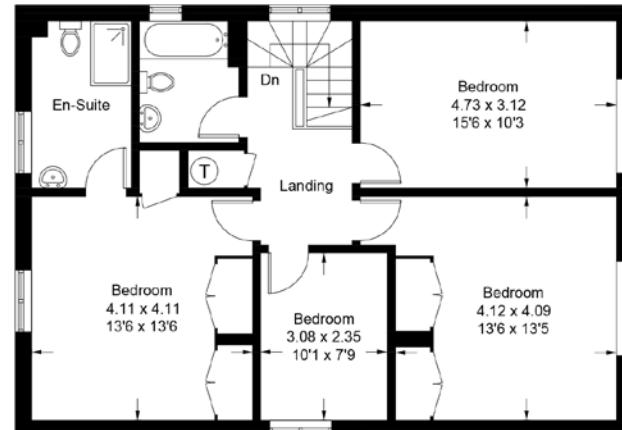
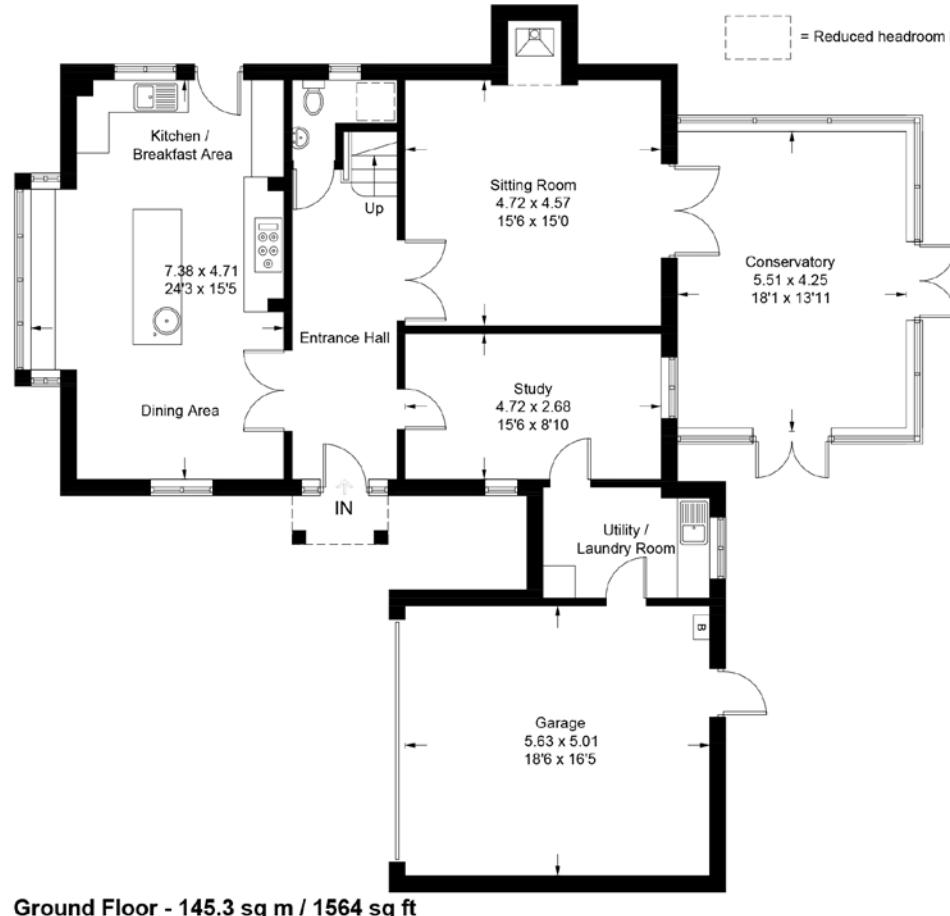
A summer house and a separate storage shed further complement the outdoor space. To the front of the property, a generous driveway provides parking for several vehicles, in addition to ample space within the double garage.











TOTAL FLOOR AREA: 2635 sq. ft (244 sq. m)  
 HOUSE: 2428 sq. ft (225 sq. m)  
 OUTBUILDING: 207sq. ft (19 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
 Treatment Plant Drainage  
 All other services are connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD  
 01227 752617 | [sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk) | [www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

