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The Hollies, Winterbourne, Dunkirk, Faversham, ME13 9PH

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



## The Hollies, Winterbourne, Dunkirk, Faversham, ME13 9PH

- Enchanting Period Fully Restored Residence
- Meticulously Renovated Throughout
- Thoughtful Craftmanship & Fine Décor
- Almost 2800 Sq.Ft Of Versatile Accommodation
- Flourishing In Original Features
- Recently Installed Kitchen & Luxury Bathrooms
- Self-Contained Annexe & Multiple Outbuildings
- Over Two Acres Of Manicured Grounds

The Hollies is beautifully positioned within the desirable hamlet of Winterbourne, adjoining Oversland and surrounded by the picturesque countryside and ancient woodland of the Blean. Renowned for its peaceful semi-rural setting, scenic walking and cycling routes, and attractive character homes, the area offers an exceptional balance of countryside living and accessibility.

Ideally located between the historic market town of Faversham, the cathedral city of Canterbury, and the fashionable seaside town of Whitstable, all just a few miles away, the property enjoys excellent connections whilst retaining a tranquil village atmosphere. Nearby Boughton-under-Blean provides a range of everyday amenities including a post office, village store, churches, hairdressers, a well-regarded primary school, and several popular pubs and restaurants, creating a welcoming and well-served community.

A particular feature of the location is its proximity to Selling railway station, which is

within walking distance of the property and offers a convenient half-hourly service, one stop to both Faversham and Canterbury. The station also benefits from free parking, making it an excellent option for commuters and families alike. Adjacent to the station is the popular Sondes Tea Rooms and village shop, further enhancing the appeal of the immediate area.

Excellent road links are also close by via the A2 and motorway network, providing straightforward access across Kent and beyond. Rail services from nearby Faversham and Canterbury include connections to London Victoria and Charing Cross, together with high-speed services to London St Pancras. The surrounding countryside is ideal for outdoor enthusiasts, with quiet lanes and nearby footpaths perfect for walking and cycling. The vendors particularly enjoy cycling to the popular White Lion public house in Selling and the Rose & Crown, both easily accessible via the surrounding country lanes.



#### DESCRIPTION:

An enchanting five bedroomed Detached period residence occupying over 2 acres of beautifully kept grounds and gardens and surrounded by rural countryside.

The Hollies has recently undergone a comprehensive programme of renovation and refurbishment. The current owner has an eye for detail and a flair for creative interior design and has meticulously enhanced the property with creative interior design, thoughtful craftsmanship and fine décor.

Built in the early 1900's with an emphasis on the arts and crafts era the property offers almost 2800 sq.ft which includes a self-contained annexe and a beautifully appointed family home flourishing in period features which include rich beams, exposed brick work and stripped flooring which is sympathetically complemented with cast iron column radiators, reclaimed doors, and exposed beams.



The façade is exceptionally attractive with white Tyrolean render and beautiful wooden framed restored windows with lead pane detailing and monkey tail handles.

The original, beautifully rustic door opens into a kitchen breakfast room fitted with a beautiful bespoke cabinetry finished with a mix of oak and granite work tops which complement the exposed brick walls and antique industrial pendant lighting the space is further enhanced by a well-appointed utility room and pantry.

A half staircase leads to a spectacular open plan living area which has clear division for dining, reading and relaxing with french doors, showcasing detailed joinery leading onto the garden. The sitting area is centred around a Charnwood eco-blu wood burning stove which is set within a cast iron intricate mantle piece.

The staircase rises to the first floor, where a spacious galleried landing leads to three beautifully renovated bedrooms featuring vaulted ceilings and heritage roof lights. The largest bedroom on this floor benefits from an en-suite shower room, whilst preparations have already been made for the installation of a luxurious family bathroom, offering purchasers the opportunity to complete the space to their own specification or, alternatively, create an additional bedroom if desired.

The principal bedroom suite is situated on the ground floor and features an extensive range of fitted storage together with a dual-aspect outlook. French doors open onto a large terrace, with decorative balcony railings echoing the elegant pattern of the property's beautiful leaded windows. Adjacent is a stylish bathroom fitted with a roll-top bath, WC, and wash hand basin, complemented by decorative tiling and a traditional column radiator.



#### ANNEXE:

Stairs descend to the lower ground floor where a spacious self-contained annexe provides highly versatile accommodation. The space comprises an open-plan living area with kitchenette, a generous double bedroom, and a separate bathroom. Benefiting from its own independent access, the annexe is ideal for multigenerational living, guest accommodation, or use as a holiday let to generate supplementary income.

#### OUTSIDE:

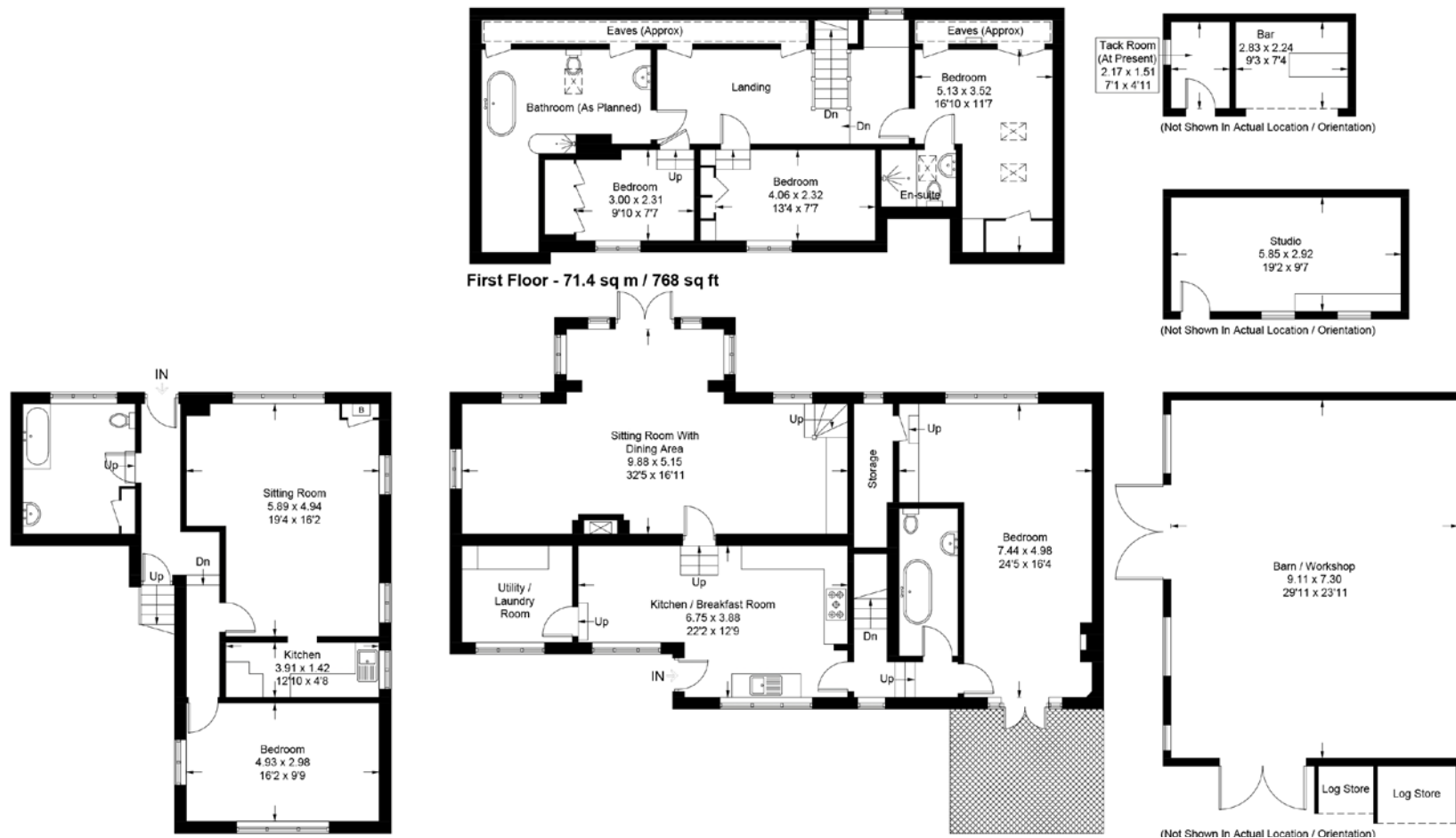
The Hollies occupies in excess of two acres of beautifully maintained grounds, featuring sweeping lawns bordered by colourful planting, established shrubs, and mature trees which create a wonderful sense of privacy and seclusion. The gardens wrap gracefully around the property and extend to an area of private woodland included within the plot.

Two separate driveways provide extensive off-road parking, while a range of outbuildings offer excellent versatility. One has been converted into an attractive bar and entertaining space, whilst another currently serves as a useful tack room. A substantial barn positioned towards the upper section of the grounds provides excellent storage, and a separate studio is located within the lower garden.









TOTAL FLOOR AREA: 3795 sq. ft (352 sq. m)  
 HOUSE: 2791 sq. ft (259 sq. m)  
 OUTBUILDINGS: 1004 sq. ft (93 sq. m)



EPC RATING  
 F



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 Private drainage & LPG calor gas fuel

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