



LYNSTED

Guide Price £875,000 Freehold





Foxhunters Cottage
Erriot Wood
Lynsted
Kent
ME9 0JW

SITUATION

Lynsted is an historic, rural village located in the Borough of Swale in Kent, often affectionately referred to as 'lovely, lovely Lynsted'. It is situated south of the A2 and the M2 motorway, positioned between the towns of Sittingbourne and Faversham.

The area is characterized by traditional Kentish orchards and agricultural land, picturesque timber-framed cottages and historical architecture, including the Grade 1 listed Church of St Peter and St Paul. The village also offers a primary school and the well regarded and notable public house, The Black Lion. The neighbouring village of Teynham offers a quaint high street with individual shops and facilities for everyday needs. For a wider range of facilities, the market town of Faversham and the historic City of Canterbury are both within easy reach. Recreational facilities in and around the area are also good; the nearby Norton Sports Club has cricket and football pitches, and a clubhouse. There is a good choice of golf courses, and sailing and other water sports can be found along the coasts. Transport links are also good with the A2 linking into the M20, M25 and M2 motorway networks. Railway stations can be found in Newington, Teynham, Faversham and Sittingbourne. The Channel Tunnel terminal at Cheriton and the Port of Dover provide cross-channel services to the continent.

PROPERTY INFORMATION

Services: Private drainage, oil central heating, mains electricity and water

Local Authority: Swale

Council Tax Band: F

VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853

E: info@whitneyhomes.co.uk



DESCRIPTION

Foxhunters Cottage is a charming, characterful, period, four double-bedroomed detached cottage with later additions. It sits beautifully within its generous plot and enjoys wonderful far-reaching farmland views.

The property is beautifully maintained and presented. It offers ample living accommodation and boasts many original period features, such as exposed beams and brickwork, feature fireplaces, bread ovens, leaded light mullion window, lovely wide-gauge floorboards, and original internal latch doors with braces.

Construction is of attractive red brick with string course and tiled façade under a tiled roof, double glazed casement windows, and a super summer room, which flows beautifully off the sitting room.

OUTSIDE

To the front of property are a mature hedge and automatic entry gates, which lead onto a block-paved drive, providing ample parking. The front gardens are laid to lawn, with mature trees and shrubs, post and rail fencing, and apple and pear trees, and low fencing and a gate give access to the rear gardens.

Adjacent to the main house is an open oak-framed double garage, along with a brick-built double garage with timber doors, sauna and changing/storage room. An external staircase leads to a superb games room, equipped with full size billiard table with hood, which also has power, light and heating. (We understand this could also be used as superb ancillary accommodation, with current planning consents.)

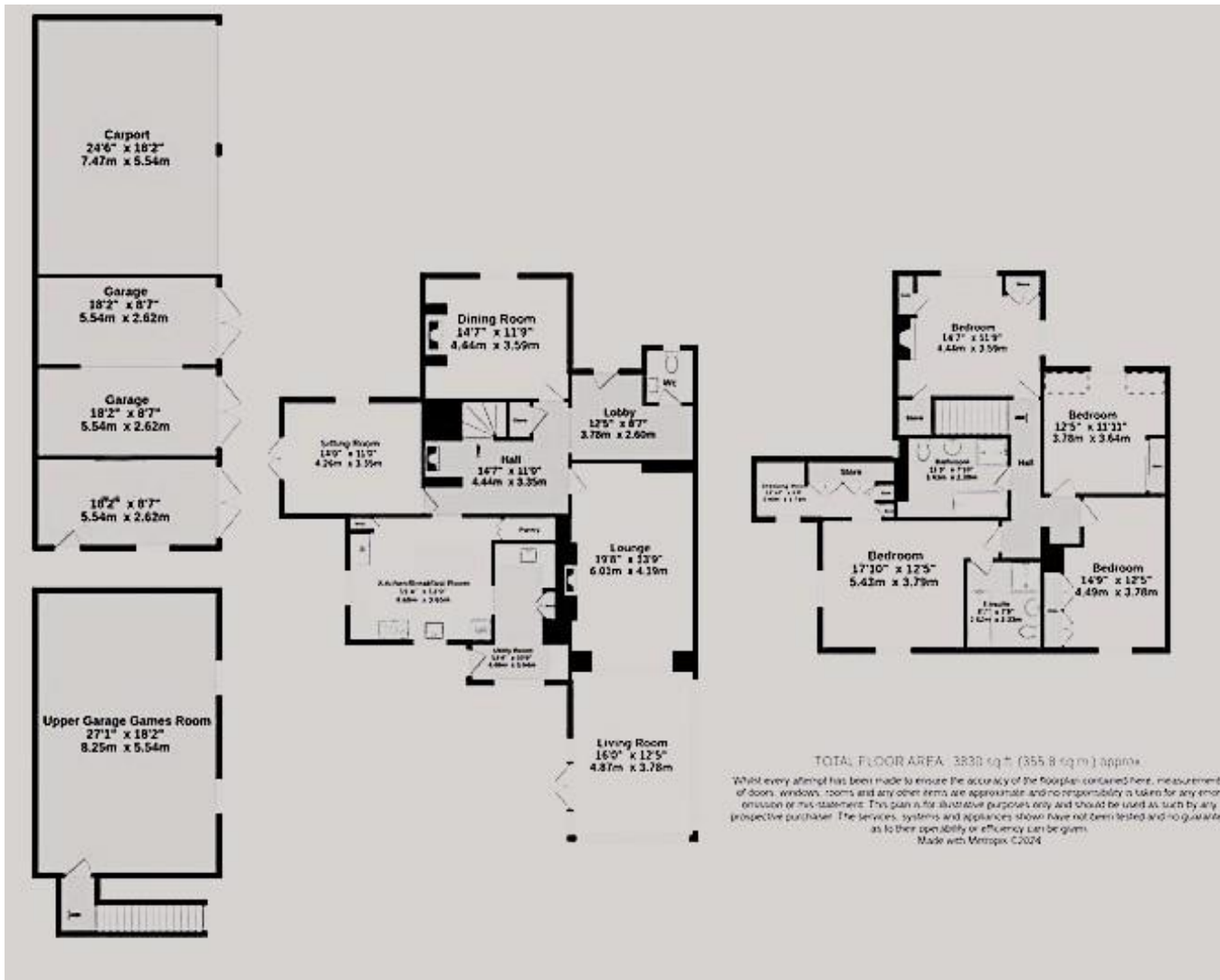
The lovely rear gardens are mainly laid to lawn, with a paved sun terrace to the rear of the cottage, with lighting, perfect for entertaining and family BBQs. A carp pond sits to the side of the sun terrace, along with mature trees and shrubs including a wonderful magnolia and fruit trees, well stocked herbaceous borders, and perennial and annual planting. To the top of the garden are a summer house and enclosed, heated swimming pool with pool house. All enclosed with mixed mature hedging.



FEATURES

- **Entrance Hall:** hardwood door, leaded light mullion window, beams to walls and ceiling, tiled flooring, exposed brick fireplace with wood-burner, bread ovens, stairs to first floor
- **WC:** latched door, WC, pedestal hand basin, tiled floor
- **Sitting Room:** exposed brick feature wall with open fireplace, recess and bread oven to side, beamed ceiling, oak flooring that sweeps through to the **Garden Room**, which is double-glazed on brick plinth, and doors open onto the sun terrace
- **Dining Room:** central brick feature fireplace, beamed ceiling, wide-gauge floorboards, sash window
- **Study:** French door opening onto the front garden, beamed ceiling
- **Kitchen:** attractive, modern fitted kitchen with range of base and wall-mounted cabinets with integrated appliances, including ceramic hob with AEG extractor, butler sink, housing for microwave, electric oven and warming draw, and central island, all complemented with marble work surfaces and tiling to floor and walls
- **Utility Room:** range of matching wall and base cabinets, sink, space and plumbing for washing machine and tumbler dryer, tiled floor, stable door
- **Cellar:** steps down from hall, currently arranged as an office
- **First-floor Landing:** exposed beams to walls
- **Master Bedroom/En Suite and Dressing Room:** double aspect with lovely views, fitted **dressing room, en suite**, panelled bath, separate shower unit, pedestal hand basin, WC, tiling to walls and floor
- **Bedroom 2:** feature fireplace with cast-iron insert and attractive surround, built-in wardrobes and dressing table with storage and drawers below. Loft hatch
- **Bedroom 3:** window to front, built-in wardrobe with sliding doors and mirrored front, recess for storage
- **Bedroom 4:** double room with built-in wardrobes and dressing table with drawers
- **Family Bathroom:** panelled bath, separate shower unit with chrome fittings, pedestal hand basin, WC, towel radiator, tiled walls and floor
- **Oaked-framed Garage:** double with paved flooring, open framed
- **Garage Block:** power and light
- **Billiard Room:** external stairs, power, light, heating, dormer windows
- **Swimming Pool:** heated pool, paved, enclosed with brick wall and attractive wrought iron railing, pool house
- **Garden:** generous plot, lawned, mature trees, shrubs, lovely farmland views





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



WHITNEY HOMES
COASTAL, TOWN & COUNTRY