



SELLING Nr FAVERSHAM

Guide Price £1,100,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



7 Selling Court
Selling
Faversham
ME13 9RJ

SITUATION

The property is located in a cul-de-sac set in the very desirable and well-regarded rural village of Selling, surrounded by typical Kentish countryside which also includes the nearby beautiful Perry Woods, where you can enjoy lovely walks and is a designated Area of Outstanding Natural Beauty on the North Downs.

The village offers a church, village hall, primary school, two public houses, and the Sondes Tea Rooms and general shop by Selling Station. A wider range of facilities can be found in the market town of Faversham, which lies about 3 miles to the north, and the historical City of Canterbury, which offers many cultural interests, an excellent shopping centre and the Marlowe Theatre is about 6 miles to the East.

In and around the area there are a good choice of schools in both the state and private sectors, along with grammar schools, colleges and universities.

Recreational facilities include sports centres, swimming pools, a good selection of golf courses, sailing on the creek at Faversham, and fishing and water sports can be found along the coast.

Transport links are also good, with easy access onto the A2, which links into the M20/M2 and M25 motorway networks.

Railway links can be found in Selling, which provides services into Faversham, Ashford, Canterbury and London.

The high-speed train provides services from Faversham, Ashford International and Canterbury West into London St Pancras. The Port of Dover and Eurotunnel are also easily reached and provides cross channel services to the continent.

Directions

Heading out of Canterbury via the A2 towards London, at the Brenley roundabout take the first left onto Brenley Road, turn left, staying on Brenley Road, bearing right staying on Brenley Road, continue straight on to Selling Road, turn right into Selling Court and the property will be found on the left.



DESCRIPTION

This stunning, well-appointed, and spacious detached house was built in 1968. Construction is of attractive red brick with a later addition of cedar clad facade and posts, three beautiful full height windows, framed with ribbed tiled arches under a tiled roof. To the side are further arches off the courtyard.

Internal features are sure to impress and include polished parquet and teak wood flooring, exposed brick feature walls, and picture windows. These are just some of the stunning features this beautiful home has to offer.

The open-plan living to the ground floor provides space and flexibility, along with a study, perfect for home working.

To the first floor, the galleried landing leads to the master bedroom with balcony, which enjoys wonderful views over the courtyard and adjoining countryside, a dressing area and en suite bathroom. There are three further double bedrooms, with the guest bedroom having an en suite bathroom, along with a modern family wet room.

OUTSIDE

The property is well positioned and sits proudly well back in its grounds of just under an acre. The front garden has manicured lawns, well stocked herbaceous borders, mature trees and shrubs, and a drive leading to the front entrance and double garage.

The rear gardens are also lawned and well stocked with a variety of mature trees and shrubs, and a sun terrace. A five-bar gates allow rear access, and further gates lead onto the adjoining orchards.

To the side of the property is a little haven, designed as a Mediterranean courtyard perfect for entertaining and BBQs, which includes arches, well-planted flower beds, and is enclosed with brick pillars and wrought iron in-fills. A side gate gives access to the garage.

PROPERTY INFORMATION

Services: Mains water, electricity and drainage, oil warm air central heating

Local Authority: Swale borough council

Council Tax Band: G



FEATURES

- **Entrance Reception Hall** parquet flooring, brick feature walls, stairs to first floor and galleried landing
- **Study** bookcase, parquet flooring, panelled windows
- **Open-plan Sitting Room** fireplace with wood burner, parquet flooring, picture windows, **Dining Area**, exposed brick walls, stunning wood panelled ceiling, teak wood flooring sweeps through to kitchen, and patio doors opening on to the courtyard
- **Kitchen** an attractive range of base cabinets to include an Aga, and dishwasher complemented with granite worksurfaces
- **Boot/Prep Room** base storage cupboards, doors open to garden
- **Utility/WC** space and plumbing for washing machine, tumble dryer, WC and basin

- **First floor Landing** galleried landing
- **Master bedroom** picture windows and patio doors open on to balcony, dressing area with built-in wardrobes
- **En suite Bathroom** panelled bath, separate shower cubicle, hand basin and WC
- **Guest bedroom** built-in wardrobes
- **En suite Bathroom**
- **Bedroom 3** built-in wardrobes
- **Bedroom 4** double aspect room with built-in wardrobes
- **Family Shower Room** walk-in shower with chrome fittings, wall-mounted hand basin, WC, attractive and contemporary wall panelling
- **Double Garage** up-and-over doors, personal side door, power and light
- **Gardens and grounds** just under an acre
- **Farmland views**



VIEWINGS

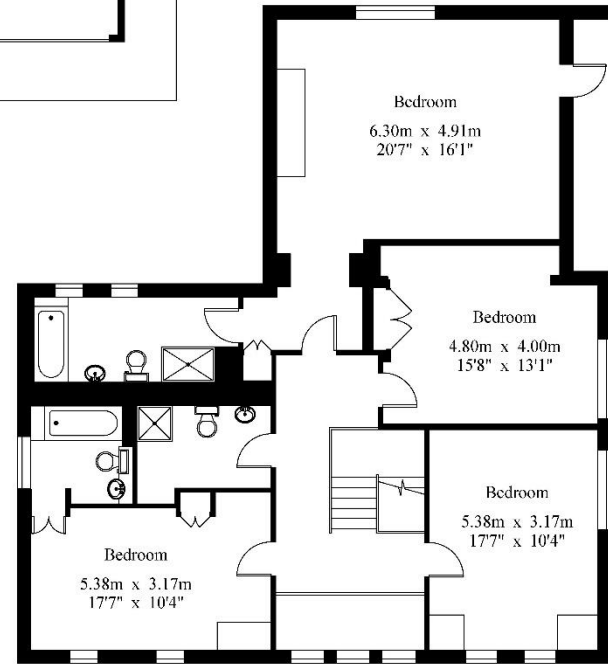
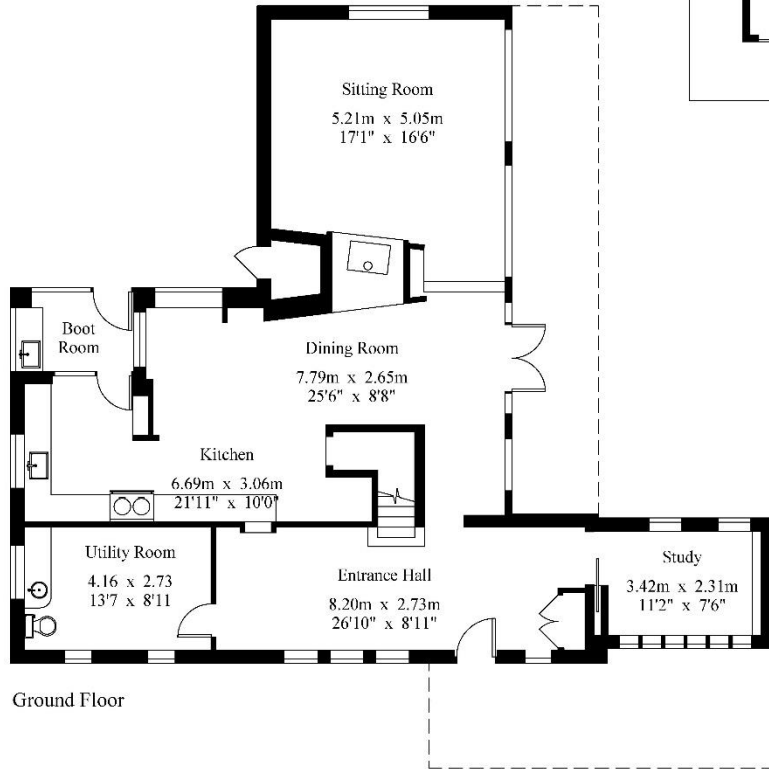
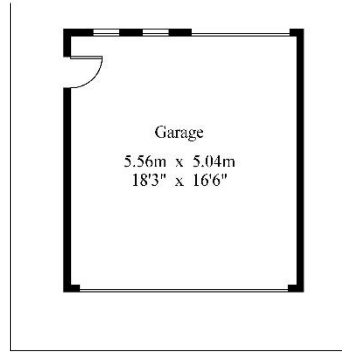
Strictly by appointment through Whitney Homes

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7 Selling Court

House - Gross Internal Area : 277.6 sq.m (2988 sq.ft.)
 Garage - Gross Internal Area : 28.0 sq.m (301 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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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 should 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.

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