



SELLING Nr FAVERSHAM

Guide Price £740,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



14 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. The village is surrounded by typical Kentish countryside including 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 historic 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. High-speed train services run from Faversham, Ashford International and Canterbury West into London St Pancras. The Port of Dover and Eurotunnel are also easily reached and provide cross-channel services to the continent.



DESCRIPTION

14 Selling Court is a good-sized, four-bedroom detached chalet bungalow built, we believe, in the 70s and occupies a generous plot of just under half an acre, backing onto orchards and enjoying wonderful far-reaching rural views.

Construction is of red brick under a tiled roof with doubled-glazed windows, a dormer window to the first floor, central hardwood entry door, and double garaging to the side.

The property offers flexible, spacious accommodation and is now in need of updating and modernising, allowing the purchasers to create and style their perfect home. We understand planning consent has been granted to extend the property. (Reference 22/504974/Full Dec 2022)

AGENTS NOTE. The property also benefits for solar panels which generate an annual income of around £2,300

OUTSIDE

The property sits off the road in a slightly elevated position and enjoys beautiful far-reaching rural views.

To the front of property is a drive that sweeps up to the front entrance and garaging and also provides ample parking. The garden is mainly laid to lawn, with mature trees, shrubs and a wealth of under-planting. There is a side gate that gives access to the rear gardens.

In the rear garden there is a sandstone sun terrace perfect for entertaining and family BBQs. The gardens are mainly laid to lawn, with well-planted herbaceous borders, mature trees and shrubs, all enclosed with mixed fence and hedge boundaries that back on to the wonderful orchards.

VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853

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FEATURES

Entrance hall, hardwood entry door, stairs to first floor, understairs storage cupboard.

Sitting room, double aspect with picture window to the front that enjoys the far-reaching country views, ragstone fireplace and wood-burner, patio doors open into the summer room.

Dining room, recess shelving for display arch through the summer room.

Summer room large picture windows and patio doors that overlook the gardens, laminate wood-style flooring.

Kitchen, range of base and wall mounted cabinets, ceramic hob, extractor hood, double oven, space and plumbing for dishwasher, ladder cupboards, door that leads through to outbuildings.

Family Bathroom, panelled bath, hand basin set into a vanity unit, WC, separate shower cubicle, tiled walls.

Outbuilding, utility area, with space and plumbing for washing machine, storage room.

Gardeners WC

Bedroom 1, double bedroom with range of built-in wardrobes with sliding doors.

First Floor

Landing, doubled-glazed picture window overlooking the front of the property and the stunning rural views.

Bedroom 2, built-in wardrobes, double-glazed window to the side.

Bedroom 3, currently arranged as a study, built-in wardrobes, double window overlooking the rear gardens.

Bedroom 4, double bedroom with a range of built-in wardrobes and dressing table, picture window to the side.

Family bathroom, panelled bath, pedestal hand basin, WC. Part tiled walls

Rear garden, lawned, wealth of mature trees and shrubs

Front gardens, drive to front entrance and garaging, lawned

Double garage, roller doors, power and light.

PROPERTY INFORMATION

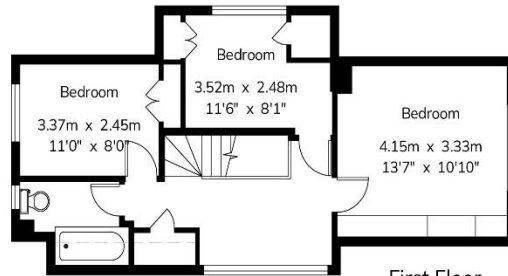
Services: Mains water, electricity and drainage, oil central heating

(Solar panels generate a return of around £2,300 p.a.)

Local Authority: Swale Borough Council

Council Tax Band: F



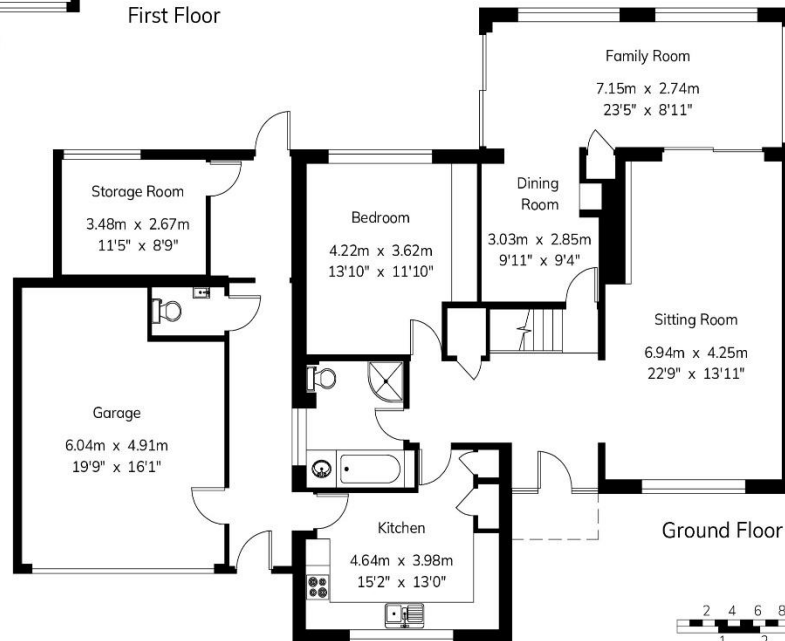


First Floor

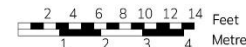
----- Restricted Height

14 Selling Court

Gross Internal Area : 227.4 sq.m (2447 sq.ft.)



Ground Floor



For Identification Purposes Only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	46 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.

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