



Selling Court, Selling, Faversham







5 Selling Court Selling, Faversham Kent, ME13 9RJ

10 miles Canterbury
23 miles Maidstone

12 miles Ashford
25 miles Folkestone

Description

Ground Floor

- Porch
- Cloakroom
- Study
11'11 x 7'3
(3.63m x 2.21m)
- Living Room
23'9 x 14'1
(7.24m x 4.29m)
- Dining Room
10'10 x 9'11
(3.30m x 3.02m)
- Kitchen/
Breakfast Room
16'6 x 11'11
(5.03m x 3.63m)
- Garden Room
14'7 x 8'9
(4.45m x 2.67m)

- Bedroom
14'1 x 11'11
(4.29m x 3.63m
with built-in
wardrobe)
- Bedroom
14'1 x 9'9
(4.29m x 2.97m
with built-in
wardrobe)
- Bedroom
11'11 x 9'9
(3.63m x 2.97m
with built-in
wardrobe)
- Bathroom

External

- Front Garden
- Driveway
- Integral Double
Garage
20'8 x 19'0
(6.30m x 5.79m)
- Rear Garden

First Floor

- Landing
- Bedroom
14'1 x 14'1
(4.29m x 4.29m
with built-in
wardrobe)
- En-suite
Shower Room





Property

Found in a highly sought-after and desirable location in the village of Selling is this delightful four bedroom detached family home. This attractive property is set back from the road and stands on a good-sized plot. The property itself offers spacious, versatile and well-proportioned living accommodation. To the ground floor there is an entrance porch, hallway, cloakroom, lounge with patio doors leading out to the gardens, dining room, study and snug/garden room. The good-sized kitchen/breakfast room has integrated oven and hob. To the first floor there are four bedrooms and a family bathroom. The principal bedroom also benefits from an en-suite shower room.

Externally, to the front the gardens are mainly lawned with a driveway providing off street parking and leading to the integral double garage. The good-sized rear garden is laid mainly to lawn with a paved patio and a variety of plants, shrubs and trees.

The market town of Faversham is approximately 4.5 miles and the Cathedral city of Canterbury is within 10 miles.



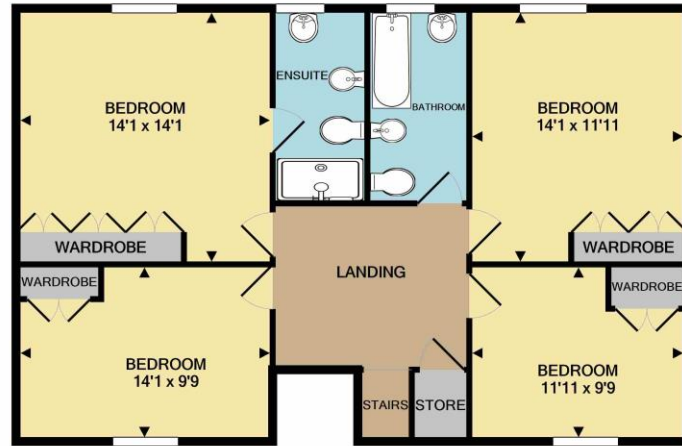
Location

Selling is a delightful village found to the South East of Faversham which is approximately 4.5 miles away. The village has its own pub, village hall and Church of St. Mary. Selling Railway Station is less than 1 mile from the village offering direct connections to London. The market town of Faversham is steeped in history with its attractive buildings and streets and its wide variety of shops, bars, cafes and restaurants. There has been a settlement in Faversham since pre roman times and it was mentioned in the Domesday book. Faversham also offers numerous sporting, leisure and recreational facilities including golf and football club, museum and a growing collection of art galleries to name just a few. Faversham also has a number of highly regarded schools including Queen Elizabeth Grammar School. Faversham Railway Station also offers a high-speed service to London St. Pancras. The A2 provides road links to Sittingbourne and Canterbury but access to the M2 motorway is within easy distance. The Cathedral city of Canterbury is approximately 10 miles away where you will find a wider variety of shopping, dining and cultural facilities as well as a number of schools in both the public and private sectors.





GROUND FLOOR
APPROX. FLOOR
AREA 1464 SQ.FT.
(136.0 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 855 SQ.FT.
(79.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2318 SQ.FT. (215.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

Viewing

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Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am – 3.00pm



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