



# Glebe House

Ashford Road, Badlesmere Lees, Faversham, Kent



BNP PARIBAS GROUP 

## A four-bedroom family home with delightful gardens, in the peaceful village of Badlesmere Lees

An impressive, detached family home, set in an idyllic village position backing onto stunning open countryside. The setting has a peaceful and secluded feel yet is well-placed for access to Faversham, Ashford and Canterbury, as well as for exploring the beautiful Kent Downs landscape.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**0.64 ACRE**



**FREEHOLD**



**RURAL/VILLAGE**



**2,000 SQ FT**



**£750,000**



### The property

Glebe House is a comfortable and flexible detached family home in a sought-after village setting.

The décor throughout could benefit from some modernisation, but the property has light, well-proportioned rooms with plenty of potential, all set in splendid gardens.

The welcoming reception hall features chequerboard tiling and leads through to the ground floor living and entertaining spaces.

The main reception room is the generous drawing room, which features a dual aspect, including full-height windows and French doors opening onto the southwest-facing front garden, as well as an open fireplace. There is also a formal dining room with double doors leading to the sunny conservatory at the rear, which has tiled flooring, French doors and panoramic views across the attractive rear garden.

Additionally, there is a well-equipped kitchen with fitted units to base and wall level, an Aga and space

for all the necessary appliances, as well as ample room for a breakfast table.

Upstairs there are four well-presented bedrooms. These include the impressive principal bedroom, which has a walk-through dressing room and an en suite bathroom. The second bedroom is fitted with a washbasin and offers the potential to add an en suite shower room. Two further bedrooms sit opposite each other off the landing.

The first floor also has a family bathroom, while an additional cloakroom is found on the ground floor.







## Outside

The property features an imposing historic red brick wall at the front, with a gated entrance opening onto the delightful front garden. The garden is southwest-facing and welcomes plenty of sunlight throughout the day. It features a well-kept, level lawn, established border hedgerows for privacy and beds with a wealth of shrubs, flowering perennials and two exotic palms. There is also a patio area for al fresco dining, accessed via the drawing room's French doors.

Parking is available on the driveway, or in the integrated double garage, which has potential for conversion to offer further accommodation, subject to any necessary consents.

The garden continues to the rear of the property where there is a further patio and an ornamental pond. Beyond the patio there are raised borders, again filled with a variety of established shrubs and flowering perennials. The lawn is dotted with mature trees, including several fruit trees, while there is also a shed for garden storage.

## Location

Glebe House is situated in the rural village of Badlesmere Lees, surrounded by the beautiful rolling countryside of the Kent Downs National Landscape. The village has a local pub and easy access to a wide network of footpaths and bridleways leading through the surrounding countryside and woodland.

Together, nearby Faversham, Ashford and Canterbury offer a comprehensive range of shopping, educational and leisure amenities, including Ashford Designer Outlet and Canterbury's charming historic centre with its wealth of independent retailers.

Near the property there are convenient road links via the M2 and M20 leading to the wider motorway network. Local stations provide a good range of options for commuting to London, with the fastest journey being from Ashford International (from 37 minutes). There is good access to the Continent via Eurotunnel and the Port of Dover.



## Distances

- Faversham 3.1 miles
- Sittingbourne 10 miles
- Ashford 10.6 miles
- Whitstable 10.6 miles
- Canterbury 11.2 miles

## Nearby Stations

- Selling
- Faversham
- Chilham
- Chartham
- Canterbury West
- Ashford International

## Key Locations

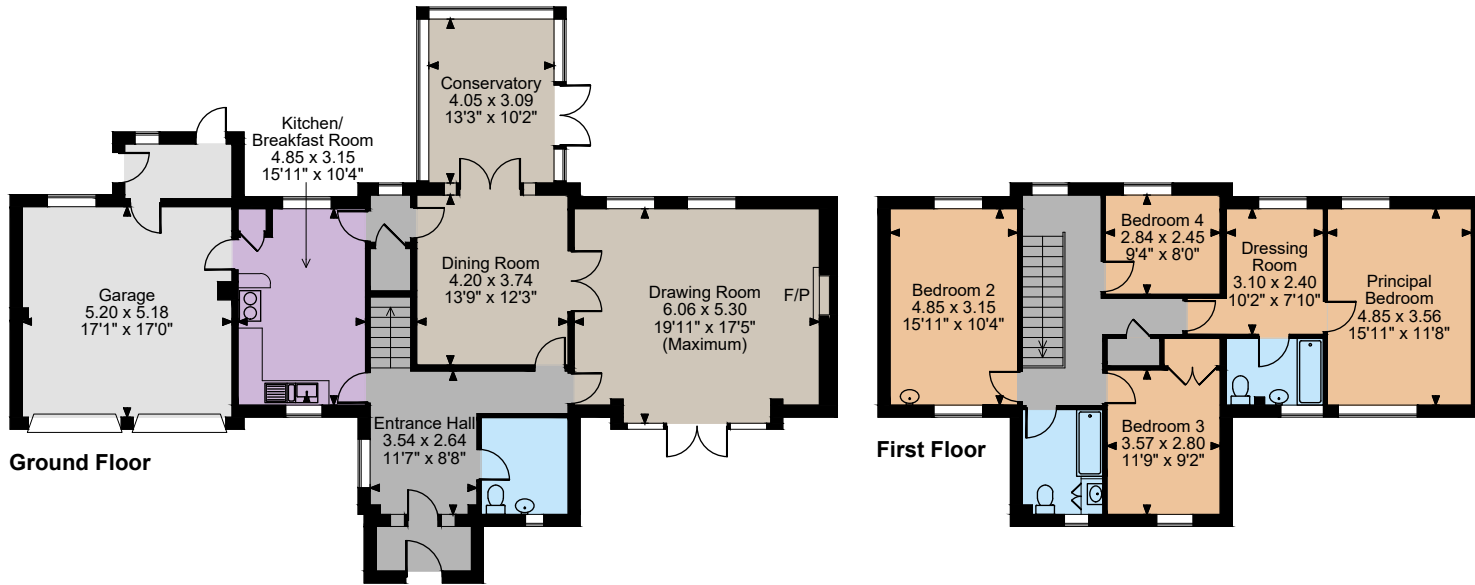
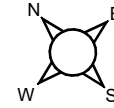
- Mount Ephraim Gardens (Beautiful Edwardian garden)
- Faversham Market
- Belmont House and Gardens
- Brogdale Collections
- Canterbury Cathedral

## Nearby Schools

- Faversham
- Ashford
- Preston Primary School
- Chislet CofE Primary School
- Wingham Primary School
- The King's School
- St Edmund's School
- Simon Langton Grammar Schools
- Spring Grove School
- Kent College







The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 2,000 sq ft (186 sq m)

Garage internal area 334 sq ft (31 sq m)

Total internal area 2,334 sq ft (217 sq m)

For identification purposes only.

## Directions

ME13 ONX

what3words: ///financial.swerving.confusion - brings you to the driveway

## General

Local Authority: Swale Borough Council

Services: Mains electricity, gas and water. We understand that the private drainage at this property does comply with the relevant regulations. Confirmation is being sought. Gas heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Planning: Prospective purchasers should make their own enquiries of Swale Borough Council

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

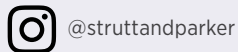
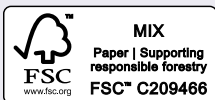
## Canterbury

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