



5 Selling Court, Selling, Faversham, Kent

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5 Selling Court Selling, Faversham, Kent ME13 9RJ

A well-presented mid-century, detached family home in a secluded cul-de-sac setting with a wooded backdrop

M2 (Junction 7) 3.3 miles, Faversham 4.8 miles (London St Pancras from 65 minutes), Whitstable 8.9 miles, Canterbury 9 miles, Central London 56 miles

Porch | Reception hall | Sitting room | Dining room | Office | Snug | Kitchen/breakfast room
Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Double garage | Shed | Garden
EPC rating D

The property

With a white-painted and tile-hung façade, Number 5 Selling Court is an attractive property offering light and airy accommodation with neutral décor, providing a calming and uncomplicated living environment.

The bright reception hall exudes character with a wall of exposed bricks and a striking spiral staircase of decorative wrought-iron and wooden treads.

The ground floor rooms comprise a light-filled sitting room with lofty windows, glazed sliding doors and a feature fireplace, with an open aperture linking to a formal dining room ideally suited to entertain family and friends.

Additional reception areas offer a private study, and a flexible-use snug setting with easy access to the outside. Fitted with white wall and base-level cabinetry, the kitchen has terracotta-tiled flooring and a picture window with a pleasing outlook over the rear garden.

On the first floor, the four bedrooms all offer fitted wardrobe storage and the family bathroom is fully tiled with a shower attachment over the bathtub. The principal room is well-proportioned, with elevated views to the tree tops beyond the rear garden boundary, and offers an en suite shower room with a large skylight allowing light to flood inside.

Outside

Mature trees at the frontage provide a degree of privacy, with evergreen laurel hedging marking the boundary with the footpath and the edge of the driveway which offers parking for several cars and leads to the double garage.

There is an area of lawn at the front of the home which follows the slight undulations of the plot, with a spot for garden table and chairs to take in the south-westerly aspect.

A paved terrace adjoins the back of the house offering opportunities for al fresco dining with a brick-wall creating partition to the lawned garden beyond. Mature and floral shrubs, clipped evergreens and specimen trees create a visually-pleasing ambience to this secluded outdoor sanctuary.

Directions

From M2 (Junction 6): Exit and join the A251 towards Ashford. Continue for about 1.5 miles then turn left into Newhouse Lane (signposted Selling and Shottenden). Continue into Selling village, passing the primary school on the right and the White Lion pub on the left. Selling Court will be found on the right, with the property positioned on the left.

General

Local Authority: Swale Borough Council
Services: Mains electricity, water and drainage.
Oil-fired heating
Council Tax: Band G
Tenure: Freehold
Guide Price: £875,000



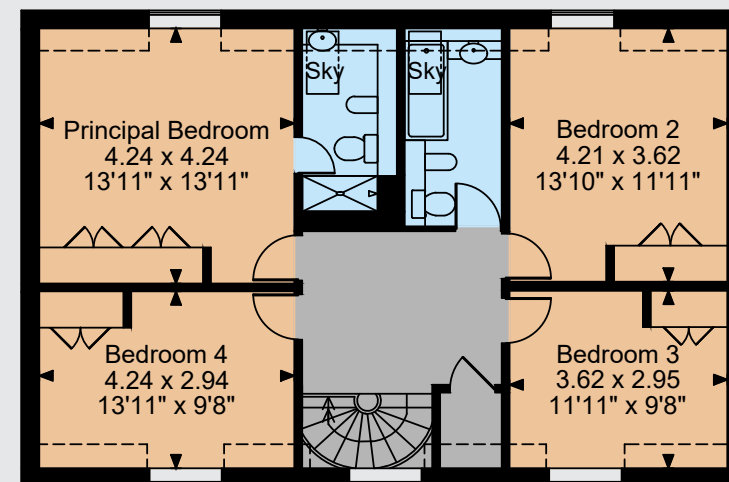
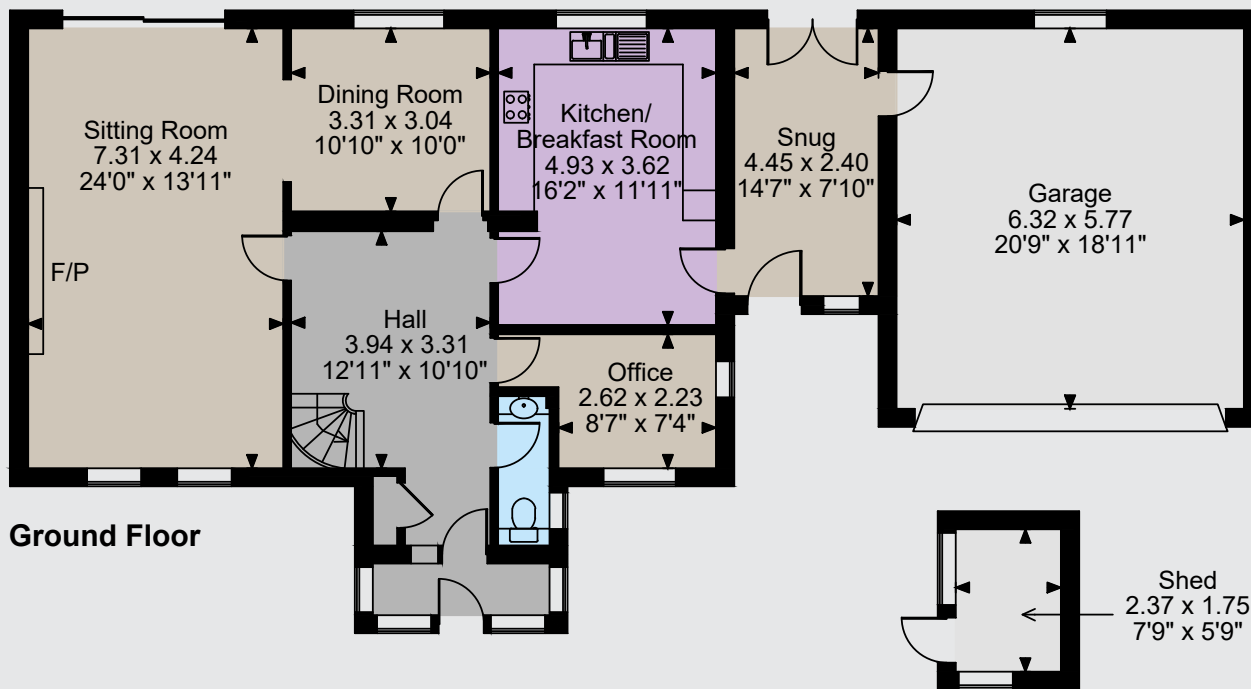
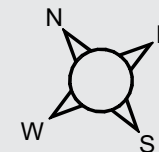








Selling Court, Selling, Kent N
 Main House internal area 1,925 sq ft (179 sq m)
 Garage internal area 393 sq ft (36 sq m)
 Shed internal area 45 sq ft (4 sq m)
 Total internal area 2,363 sq ft (219 sq m)
 For identification purposes only.



First Floor

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

□ □ □ Denotes restricted head height

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House internal area: 4,000 sq ft (400 sq m)
 For more details on this property

Location

The popular village of Selling, to the south of Faversham and on the edge of the beautiful Kent Downs AONB, is a small community with well-regarded school, shop/tea room and pubs. Close to the property there are beautiful country walks (including into Perry Wood), two pubs (the White Lion and the Rose & Crown) and a useful footpath to Selling station. The Domaine Evremond (Taittinger) vineyard is also nearby and will open its visitor centre in Spring 2025.

Local amenities can be found in Boughton-Under-Blean. Together, Faversham and Canterbury provide an array of shops, leisure and educational facilities. The area has excellent schools in both state and private sectors.

The M2 provides access to the M25, London, Dover and the Channel Tunnel terminal at Cheriton. There are mainline stations at Faversham and Canterbury with regular and High Speed services to the City and West End from around an hour; services to London from Selling station take about 90 minutes. Ashford International (12 miles) offers services to London St Pancras from 36 minutes and the area also has good access to the Continent.

Canterbury

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