



Perry Leigh
Grove Road, Selling, Faversham, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A super family house providing flexible accommodation with a fantastic garden, paddock and woodlands

A substantial detached house offering a wealth of attractive accommodation. Occupying a stunning rural position in the Kent Downs National Landscape, on the outskirts of Selling village, it is surrounded by beautiful countryside yet within easy reach of bustling Faversham, historic Canterbury, and local transport connections.



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS CLOAKROOM



GARAGING



ABOUT 2 ACRES



FREEHOLD



RURAL/VILLAGE



3,771 SQ FT



GUIDE PRICE £1,325,000



The property

Perry Leigh is in set in an idyllic rural location on the edge of Perry Wood immersed in a sought-after swathe of countryside to the south of Faversham. The woods rise behind the house to The Mount, which was used as part of a semaphore chain sending messages from London to the Kent ports, its position in the landscape allowing fantastic views to the coast which are enjoyed from the house itself.

The welcoming reception hall has wooden flooring and a fireplace fitted with a log burner. There are two studies, one either side of the reception hall, while the inner hallway at the heart of the home leads to the main reception rooms. These include a well-proportioned sitting room at the front with French doors opening to the garden and a wood-burning stove, and the formal drawing room with herringbone parquet flooring, French doors and a stone fireplace with a further wood-burning stove.

At the rear, the conservatory enjoys a sunny south-facing aspect with views over the gardens. Between

them the rooms offer elegant and flexible family space with access to a large terrace behind the house, enhancing the entertainment and living space.

The kitchen is arranged around an Aga and has ample space for a table. The kitchen is bolstered by a fantastic utility/boot room which is so useful in a country house such as this and is used as the everyday entrance. There is useful a two roomed cellar.

Upstairs the well-appointed principal bedroom suite has built-in wardrobes and en suite bathroom with a bath and a separate shower and views to the garden. Four further bedrooms are served by a good-sized family bathroom set off a wide landing.







Outside

Perry Leigh is set back from a country lane with a large parking area to the front of a double garage, which is fitted with an EV charging point. There is gated access to the side and front of the house from the parking area.

The grounds provide an excellent balance of garden, paddock and woodland. Beyond the terrace, the lawns stretch away to a band of woodland on the southern boundary. There are several useful outbuildings, including one currently used as a gym. Double gates from the garden open to the paddock.

Nearer the house, adjacent to the double garage is sheltered leisure area with an above ground swimming pool, a covered dining area and outdoor kitchen.

Location

Perry Leigh is situated in a tranquil rural position on the outskirts of the tiny village of Selling, to the south of the market town of Faversham and on the edge of the beautiful Kent Downs National Landscape. Selling is a small community with two local pubs, a parish church and a village hall, and further local amenities can be found in nearby Boughton-Under-Blean, or in Faversham itself.

Boughton-Under-Blean and Chilham have further facilities, while the bustling town of Faversham provides a range of shops and services for day-to-day needs, including supermarkets, high street shops and a variety of restaurants and cafés.

Selling station provides a service to London Victoria (from 84 minutes) or London St Pancras via Faversham, while road connections include the M2, A2 and A299, all within easy reach. The area has good access to Continental Europe via Eurotunnel and the Port of Dover. Chilham station provides alternative routes to London.



Distances

- Faversham 4.9 miles
- Canterbury 8.1 miles
- Whitstable 9.7 miles
- Ashford 10.5 miles

Nearby Stations

- Selling
- Chilham
- Faversham

Nearby Schools

- Local primary schools
- Lorenden Prep School
- Spring Grove School, Wye
- Queen Elizabeth's Grammar, Faversham
- Various grammar schools, Canterbury
- Kent College & St Edmund's Schools
- The King's School, Canterbury









Floorplans

House internal area 3,771 sq ft (350 sq m)
 Garage internal area 475 sq ft (44 sq m)
 Outbuildings internal area 730 sq ft (68 sq m)
 Total internal area 4,976 sq ft (462 sq m)
 For identification purposes only.

Directions

ME13 9RN

what3words: ///agree.choice.stood - brings you to the driveway

General

Local Authority: Swale Borough Council

Services: Mains electricity and water. Oil heating. We understand that the private drainage at the property complies with current regulations (confirmation is being sought).

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

Council Tax: Band G

EPC Rating: D

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

The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8678041/SAP

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

