



# Downwell House

Perry Wood, Selling, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A charming family home in a sought after and peaceful rural setting with generous gardens and grounds

An attractive period house with plenty of original character, several outbuildings and beautiful country gardens, backing onto the idyllic countryside of Perry Wood within the Kent Downs National Landscape. The property lies just outside the popular village of Selling and within easy reach of bustling Faversham and historic Canterbury.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**GARAGING & DRIVEWAY**



**ABOUT 7.96 ACRES**



**FREEHOLD**



**RURAL/ VILLAGE**



**2,303 SQ FT**



**GUIDE PRICE £1,000,000**



### The property

Set in a glorious swathe of Kentish countryside on the northern edge of Perry Wood, Downwell House is a charming home set in generous grounds with woodland, paddocks and extensive outbuildings. With painted brick elevations and leaded light windows, the property offers an attractive family house in a sought-after location.

The front door opens to a useful porch and, in turn, to a welcoming hall to the centre of the house with a deep inglenook fireplace and wood-burning stove.

The sitting room occupies the full depth of the house and enjoys plenty of light, being triple aspect with a bay window and also has a wood-burning stove set in the fireplace. A glazed door leads through to the south facing conservatory with French doors to the garden. Exposed beams give wonderful character and are evident throughout much of the house.

The kitchen is a good size and is fitted with a range of wooden wall and base units arranged around an Aga;

there is ample room for a breakfast table. The dining room adjoins, making for an excellent family living space.

A utility room provides further storage, and a study completes the ground floor accommodation.

Upstairs there are five good-sized bedrooms, four of which are double aspect. The principal bedroom has built-in wardrobes and a south and west-facing aspect, overlooking the garden. Bedroom 4 also benefits from built-in wardrobes whilst the smallest bedroom is currently utilised as a sewing room. A family bathroom and family shower room are set off the central landing.









## Outside

Five-bar wooden gates open to the driveway, which provides plenty of parking space in front of the house, as well as access to the various outbuildings located to the north of the house. These include two detached garages and a large open-sided barn with an attached workshop and a double carport.

The garden at the front of the house includes an area of lawn, bordered by hedgerows and beds with various shrubs and flowering perennials, while the main garden is located to the rear, benefiting from a sunny south-facing aspect. It includes a large area of patio for al fresco dining, with an expansive area of lawn beyond, bordered by shrubs, mature trees and hedgerow, and featuring two ponds which are a haven for local wildlife. A small stream runs through the garden. There is also a vegetable garden with a greenhouse.

Beyond the garden, the property includes an area of woodland and paddocks.

## Location

Downwell House is situated in the hamlet of Perry Wood, just outside the small village of Selling and south of the market town of Faversham, on the edge of the beautiful Kent Downs National Landscape. Selling is a small community with a local pub, 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 has a local shop and several other 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. There are several excellent schools in the nearby area.

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.



## Distances

- Boughton-under-Blean 2.6 miles
- Chilham 3 miles
- Faversham 4.8 miles
- Chartham 5.8 miles
- Canterbury 9 miles
- Whitstable 9.5 miles
- Ashford 11.5 miles
- Central London 56.7 miles

## Nearby Stations

- Selling
- Chilham
- Faversham

## Key Locations

- Domaine Evremond Winery
- Canterbury Cathedral
- The Beaney House of Art & Knowledge
- The Marlowe Theatre
- Chilham Castle
- Wye National Nature Reserve
- Whitstable Harbour & Beach
- Leeds Castle

## Nearby Schools

- Local primary schools
- Lorenden Prep School
- Spring Grove School
- Queen Elizabeth's Grammar School
- Simon Langton Grammar Schools
- Ashford School
- Kent College
- St Edmund's School, Canterbury
- The King's School, Canterbury







**Floorplans**  
 House internal area 2,303 sq ft (214 sq m)  
 Garage internal area 588 sq ft (55 sq m)  
 Outbuildings internal area 1,681 sq ft (156 sq m)  
 Total internal area 4,572 sq ft (425 sq m)  
 For identification purposes only.

**Directions**  
 ME13 9RP  
 what3words: ///thigs.pixel.instead - brings you to the driveway.

**General**  
**Local Authority:** Swale Borough Council  
**Services:** Mains electricity, water and drainage. Oil heating.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G  
**EPC Rating:** E  
**Agents note:** A footpath crosses the woodland  
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

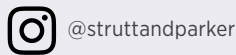
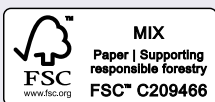
The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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