



Jull Cottage

Rhode Common, Selling, Faversham, Kent



BNP PARIBAS GROUP

An enchanting country cottage with eco-credentials, in a peaceful rural setting five miles from Faversham

A delightful cottage with a wealth of period character, set in an idyllic rural position just outside the small village of Selling, surrounded by Kentish orchards. The property features charming timber-clad elevations outside and beautifully appointed accommodation inside with elegant modern styling and fittings.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DRIVEWAY



ABOUT 0.77 OF AN ACRE



FREEHOLD



RURAL



2,641 SQ FT



**GUIDE PRICE
£1,350,000**

The property

Jull Cottage is a charming, detached period cottage, providing five bedrooms and elegant accommodation, all set in enchanting country gardens. The property has been extended to incorporate a former outbuilding, offering further flexible living space, and the potential to arrange the accommodation as two separate residences. The house is Grade II listed.

The heart of the home is the semi open-plan sitting area, dining and kitchen/breakfast room on the ground floor. The two spaces flow together, sharing tiled flooring and the same attractive styling, with the sitting and dining area providing a well-proportioned, comfortable space in which to relax with its triple aspect, welcoming plenty of natural light, and corner wood-burning stove. The kitchen features Shaker-style units, offering a wealth of storage space, while there is also a central island, dual double integrated ovens by Siemens and an induction hob with a central extractor hood.

A glass walkway connects to the main house, where there is a light and airy family room with a log-burner and dual French doors opening onto the gardens; there is also a useful study for home working. This, the older part of the house also includes a double bedroom and a bathroom with a contemporary freestanding bathtub and a walk-in shower.

Two separate first-floor spaces provide a further four well-presented double bedrooms. In the older part of the house are two double bedrooms with a Jack and Jill bathroom that has an over-bath shower, whilst above the kitchen are a family bathroom and two further bedrooms, one of which has an en suite shower room. Loft Storage.

Eco Credentials

The ground source heat pump (borehole also available for domestic water), solar panels, and air source heat pump for the pool give this property strong eco-credentials.







Outside

The cottage is set on a peaceful country lane, and backs onto apple orchards, creating a picturesque backdrop and characteristic of this part of Kent. There are numerous local walks in the nearby woodlands.

There is a parking area at the front of the property with space for three or four vehicles, while the gardens extend to the front and rear of the property, providing an attractive and idyllic setting in which to relax. Rolling lawns are bordered by established hedgerows and mature trees, patio areas and a stunning rose garden, as well as further beds with various colourful flowering perennials.

Additionally, there is a heated outdoor swimming pool with its own sun terrace, as well as three outbuildings, including a pump house for the pool, a workshop and a boiler room/storeroom/gym. Planning consent has been applied for for a holiday cottage in the workshop (Swale Borough Council planning ref: 25/501226/FULL).

Location

Jull Cottage is situated in a peaceful rural position just outside 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 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.

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 the Continent via Eurotunnel and the Port of Dover. Chilham station provides alternative routes to London.

Distances

- Boughton-under-Blean 2 miles
- Faversham 4.8 miles
- Canterbury 8 miles
- Whitstable 8.2 miles
- Ashford 11 miles
- Eurotunnel 20.7 miles
- Port of Dover 24.6 miles

Nearby Stations

- Selling
- Chilham
- Chartham

Key Locations

- Domaine Evremond Winery
- Canterbury Cathedral
- The Beaney House of Art & Knowledge
- Howletts Wild Animal Park
- Chilham Castle

- Wye National Nature Reserve
- Whitstable Harbour
- Dover Castle
- Leeds Castle

Nearby Schools

- Selling CofE Primary
- Lorenden Prep School
- Boughton-under-Blean and Dunkirk Primary
- St Mary's CofE Primary (Chilham)
- Spring Grove
- Simon Langton Grammar Schools
- Barton Court Grammar School
- Kent College
- St Edmund's School
- The King's School, Canterbury
- Queen Elizabeth's Grammar School, Faversham

















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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,641 sq ft (245 sq m)

Workshop & Store internal area 279 sq ft (26 sq m)

Outbuildings internal area 294 sq ft (27 sq m)

Total internal area 3,214 sq ft (299 sq m)

For identification purposes only.

Directions

ME13 9PU

what3words: ///secure.shuffles.softest - brings you to the driveway

General

Local Authority: Swale Borough Council

Services: Mains electricity and water. Borehole. Part underfloor heating. Ground source heat pump water and heating. Solar panels. Compliant private drainage - sewage treatment plant.

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

Council Tax: Band F

EPC Rating: D

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

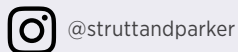
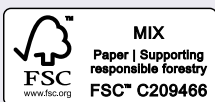
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