



Millfield House

11 Selling Court, Selling, Faversham, Kent



BNP PARIBAS GROUP

A substantial and beautifully appointed family house in a popular rural location

A generous family home with light, airy and flexible accommodation set on a peaceful and sought after development, with a delightful south-facing garden backing onto the quintessential Kent landscape of orchards



4 RECEPTION ROOMS



4 BEDROOMS



5 BATHROOMS



GARAGE/ OUTSIDE



0.88 OF AN ACRE



FREEHOLD



RURAL/ VILLAGE



3,168 SQ FT



**GUIDE PRICE
£1,100,000**



The property

Millfield House provides a superb family home set within sought after Selling Court, a rurally situated and peaceful development in this popular village. Understood to have been built in 1968, the house has been enlarged over the years and most recently by the current owners, who have carried out an extensive programme of refurbishment to create generous and beautifully appointed accommodation. This has included the installation of solar panels and battery storage for efficient energy use.

The ground floor offers a good balance of open plan and separate spaces which provide an excellent layout for both day-to-day living and entertaining.

From the reception hall a glass wall and doors look to the open plan living space, comprising a kitchen/ breakfast room which, in turn, flows into a stunning family room with windows stretching across the rear elevation and a large roof lantern. Enjoying a view across and access to the garden, this light and airy space is flooded with natural light and wooden

flooring throughout gives an elegant, contemporary feel. The kitchen is fitted with modern units with a breakfast bar and there is a useful utility room and boot room which has a door connecting directly to the garage.

There are two further spacious reception rooms. The drawing room has a wood-burning stove and bi-fold doors allow the space to be opened to the family room. A double aspect sitting room has French doors opening to the garden and adjoins a shower room, allowing flexibility for a downstairs bedroom if required.

Upstairs there are four bright and well-appointed bedrooms, including the generous principal bedroom with its en suite bathroom, full-height windows and balcony overlooking the garden and countryside beyond. Two of the three additional bedrooms have built-in storage, while one has an en suite shower room. The first floor also has a family bathroom and an additional shower room.













Outside

The house occupies a peaceful, unoverlooked setting which backs onto orchards.

At the front, the paved driveway provides plenty of parking space for several vehicles, as well as access to the garage. The front garden has a well-kept area of lawn and established border hedgerows, trees and shrubs, while at the rear is an extensive further lawn, dotted and bordered by mature trees, colourful flowerbeds, various shrubs and hedgerows and spring flowers.

Behind the house there is a large, sheltered terrace, perfect for al fresco dining. Adjacent to this is a good sized outbuilding and a greenhouse whilst across the garden there is a summer house with its own deck and a shed.

The island to the centre of Selling Court is also under the ownership of Millfield House.

Location

Millfield House is located on a peaceful residential cul-de-sac in the village of Selling, about three miles 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.

The local station at Selling 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.



Distances

- Boughton-under-Blean 2.9 miles
- Faversham 4.5 miles
- Canterbury 9.5 miles
- Whitstable 9.5 miles
- Ashford 12 miles

Nearby Stations

- Selling
- Chilham
- Faversham
- Canterbury West/East
- Ashford

Key Locations

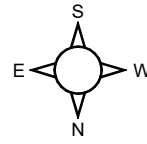
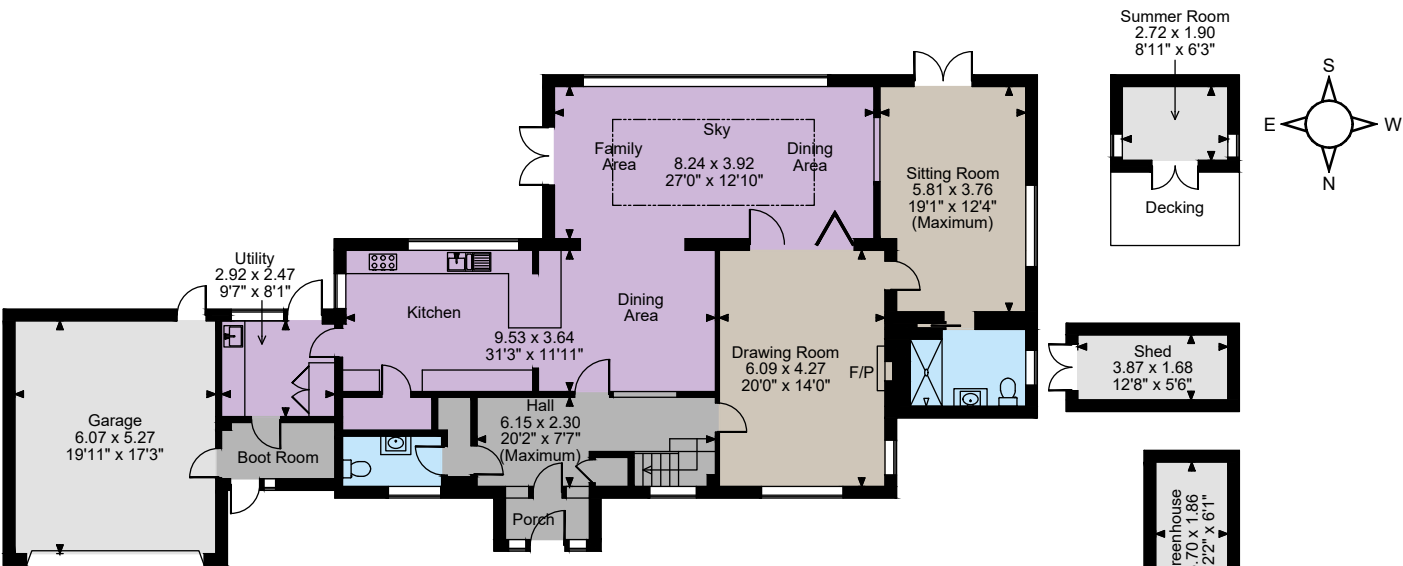
- Canterbury Cathedral
- Canterbury Roman Museum
- The Beaney House of Art & Knowledge
- Westgate Towers Museum & Viewpoint
- Howletts Wild Animal Park

- Chilham Castle
- Dane John Gardens
- Wye National Nature Reserve
- Whitstable Harbour
- Dover Castle
- Leeds Castle

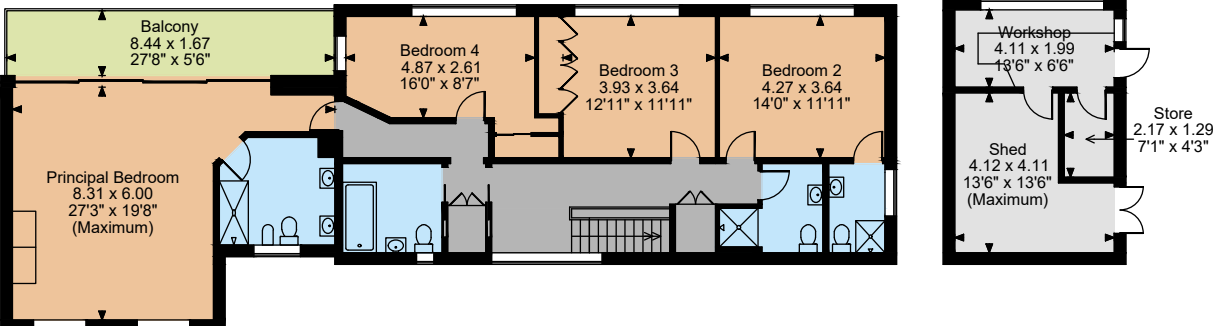
Nearby Schools

- Spring Grove
- Ashford
- Kent College
- St Edmund's School
- King's/Junior King's Schools
- Queen Elizabeth's Grammar School





Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Floorplans

- Main House internal area 3,168 sq ft (294 sq m)
- Garage internal area 335 sq ft (31 sq m)
- Outbuildings internal area 200 sq ft (19 sq m)
- Workshop/shed internal area 277 sq ft (26 sq m)
- Balcony external area = 152 sq ft (14 sq m)
- Total internal area 3,980 sq ft (370 sq m)

For identification purposes only.

Directions

ME13 9RJ

what3words: ///replying.gallons.machinery - brings you to the driveway

General

Local Authority: Swale Borough Council

Services: Mains electricity, water and drainage; oil heating. Solar panels and battery storage.

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

Council Tax: Band G

EPC Rating: C

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

Canterbury

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

01227 473700

canterbury@struttandparker.com
struttandparker.com



@struttandparker

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