



# Luton Cottage

The Street, Selling, Kent



## A picturesque Grade II listed cottage with a detached annexe

An enchanting cottage, full of character and set in splendid gardens in the heart of the small and picturesque Kent Downs village of Selling. The property benefits from a rural village position yet lies within easy reach of Faversham, Whitstable and Canterbury.



**4 RECEPTION ROOMS**



**3 BEDROOMS & 1 BED ANNEXE**



**2 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2,213 SQ FT**



**GUIDE PRICE  
£850,000**



### The property

Luton Cottage is a characterful Grade II listed period property dating from the 15th century. Its pretty external appearance combines exposed timber framing, red brick and rendered elevations with a wealth of fine internal details, giving the cottage wonderful appeal.

The ground floor offers comfortable reception rooms, each with its own character and charm. These include a comfortable sitting room with an Inglenook fireplace and log-burning stove. Beautiful timbers loosely divide this and a further snug providing a cosy sitting area.

The dining room is currently arranged as a charming music room with a wooden floor and another deep inglenook fireplace. There is also a study which, being adjacent to the generous family bathroom, could provide a perfect guest bedroom.

The kitchen/breakfast room at the rear again enjoys exposed timbers which, whilst defining the space,

maintains an open feel together with the part-vaulted ceiling with skylights overhead. Solid wood units with granite work surfaces are complemented by a terracotta tiled floor. The adjoining utility room offers further useful space for home storage and appliances.

Upstairs there are three double bedrooms, accessed via two separate staircases. These include the principal bedroom, which has a dressing room, an en suite shower room and a generous landing, which could be used as a nursery or a study area.

### The annexe

The detached studio annexe provides a stylish living space and is ideal for guests. It includes a comfortable sitting room with a vaulted ceiling and exposed beams and an engineered oak floor. The mezzanine level provides a sleeping area. There is also a shower room.













## Outside

The south-facing front garden enjoys plenty of natural sunlight and features lawns to either side of a paved pathway, along with planted border beds, established hedgerows and mature trees.

Gates open to a further driveway leading to the detached annexe and the rear garden, which offers areas of lawn alongside gravel and paved terrace areas, one of which is shaded by a pergola. The border beds are well stocked with a variety of shrubs, hedgerows and flowering perennials, and there is also a shed providing garden storage.

## Location

Luton Cottage is situated in the heart of the small 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. 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 market 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 83 minutes), or London St Pancras via Faversham, while road connections include the M2, A2 and A299, all within easy reach. The Eurotunnel at Folkestone and the Port of Dover offer regular services to Continental Europe.



## Distances

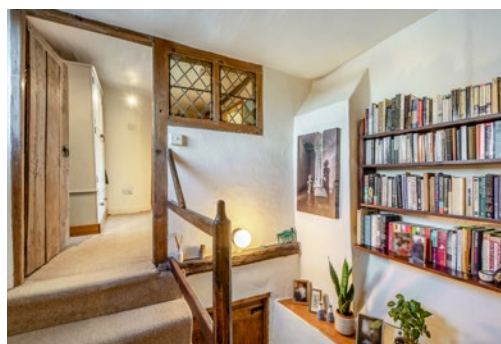
- Boughton-under-Blean 3.2 miles
- Faversham 4.5 miles
- Whitstable 9 miles
- Canterbury 9.2 miles
- Ebbsfleet International station 34.8 miles (London St Pancras from 19 minutes)

## Nearby Stations

- Selling
- Faversham

## Nearby Schools

- Selling CofE Primary School
- Queen Elizabeth's Grammar School
- Simon Langton Grammar Schools
- Kent College
- St Edmund's
- The King's School









Annexe



Annexe

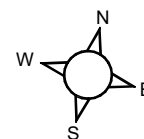
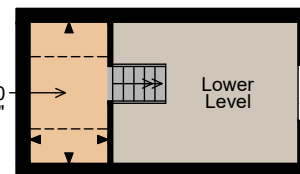
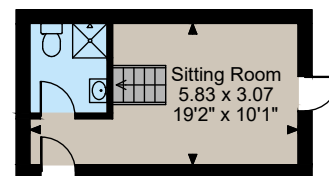
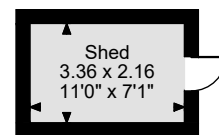
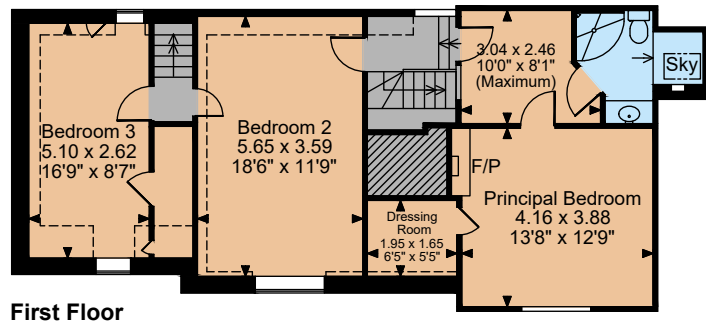
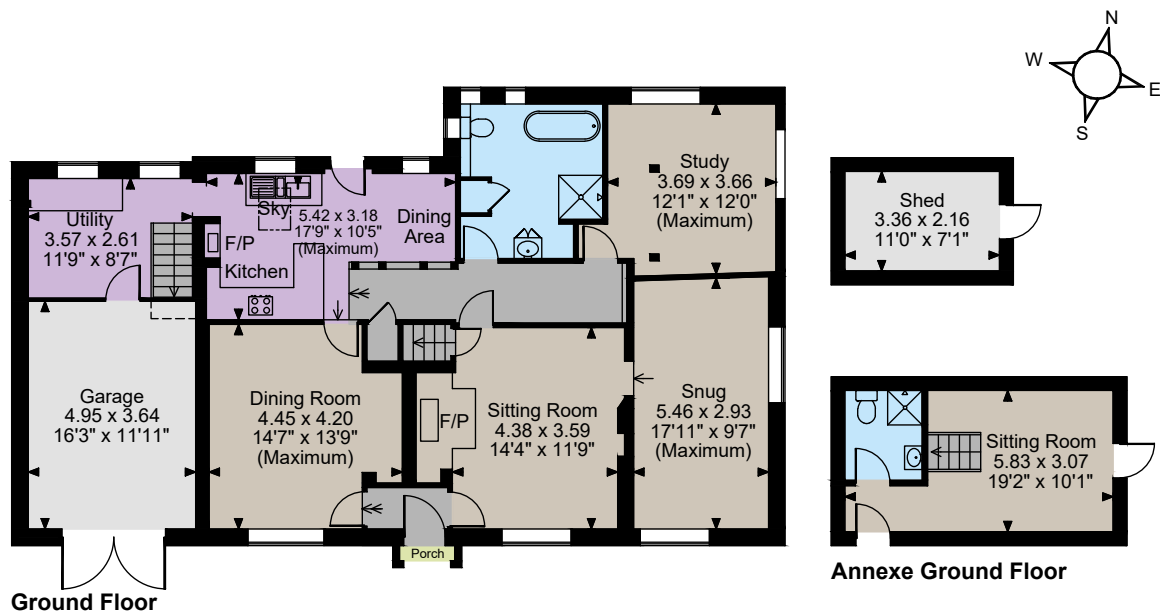


Annexe



Annexe





## Floorplans

House internal area 1,991 sq ft (185 sq m)  
Garage internal area 190 sq ft (18 sq m)  
Shed internal area 78 sq ft (7 sq m)  
Annexe internal area 222 sq ft (21 sq m)  
Total internal area 2,481 sq ft (231 sq m)  
For identification purposes only.

## Directions

ME13 9RQ

**what3words:** ///rush.already.equipping - brings you to the property

## 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:** 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

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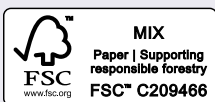
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## Canterbury

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