

Luton House Selling



Strutt
& Parker

Land and property. Since 1885.



10,245 sq ft (952 sq m) | Freehold
5 reception rooms | 9 bedrooms | 6 bathrooms
The Bothy 976 sq ft (91 sq m)

Garaging and outbuildings | Gardens and grounds | About 20.19 acres

Guide price £3,000,000



A substantial and gracious country house well set in a sought-after village

Luton House is a fine country property set at the heart of the rural village of Selling. Despite its significant stature, the house is remarkably discreet in its location, being tucked away within enchanting grounds. Owned by the same family for some 60 years, the house has the wonderful feel of a home that has been cherished and enjoyed, catering to needs of family living and entertaining. Now awaiting its next custodian, the house is blessed with some exceptional reception rooms, well-appointed bedrooms, ancillary accommodation and the other spaces so important to the day-to-day functioning of a country house.

The house is Grade II listed having evolved over the years, with Georgian and Victorian input on likely older origins. Although the property has worked beautifully in its current layout, there is also scope to update and remodel, subject to any necessary consents.

The front door opens to a generous hall which provides an elegant entrance to the centre of the house and the formal reception rooms. Either side sit a study/library and the drawing room, both of which are full of light having large, double aspect sash windows. The drawing room enjoys an easterly aspect across the garden, as do the sitting room and dining room, all of which benefit from grand proportions. There is also a further study.

The kitchen occupies the rear wing and is a practical space arranged around an Aga with plenty of room for a large table and bolstered by a generous laundry/boot room, utility and pantry.

As with the ground floor the primary bedrooms are arranged facing south and east, providing bright, pleasant spaces. The principal bedroom has a large bay window, a generous en suite shower room and an interconnecting door with bedroom 2. Bedrooms 3 and 4 are set either side of a further generous shower room. With three other bedrooms on the first floor, a further two on the second floor and four additional bath/shower rooms the facilities are well balanced.

A cellar provides useful storage space, together with wine cellarage and the boiler room. There is also an attic store.

The gardens at Luton House have been enjoyed as much as the house itself. The different areas, from the flat formal lawns to the landscaped lake and its wild fowl aviary and from the lily pond in the old swimming pool to the acer garden and wooded walks, all provide a wonderful journey around the grounds and a magical backdrop to the house.

The kitchen gardens sit sheltered behind the original mellow brick wall and a parklike meadow planted with a carefully collated collection of specimen trees create a special environment for this genteel home.

A rear drive leads to a courtyard behind the house which is flanked by The Bothy and a large single-storey brick outbuilding, providing ancillary accommodation, garaging and workshop space, all with further potential, subject to any necessary consents.







The Bothy

Location

Luton House 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.

Postcode region: ME13

General

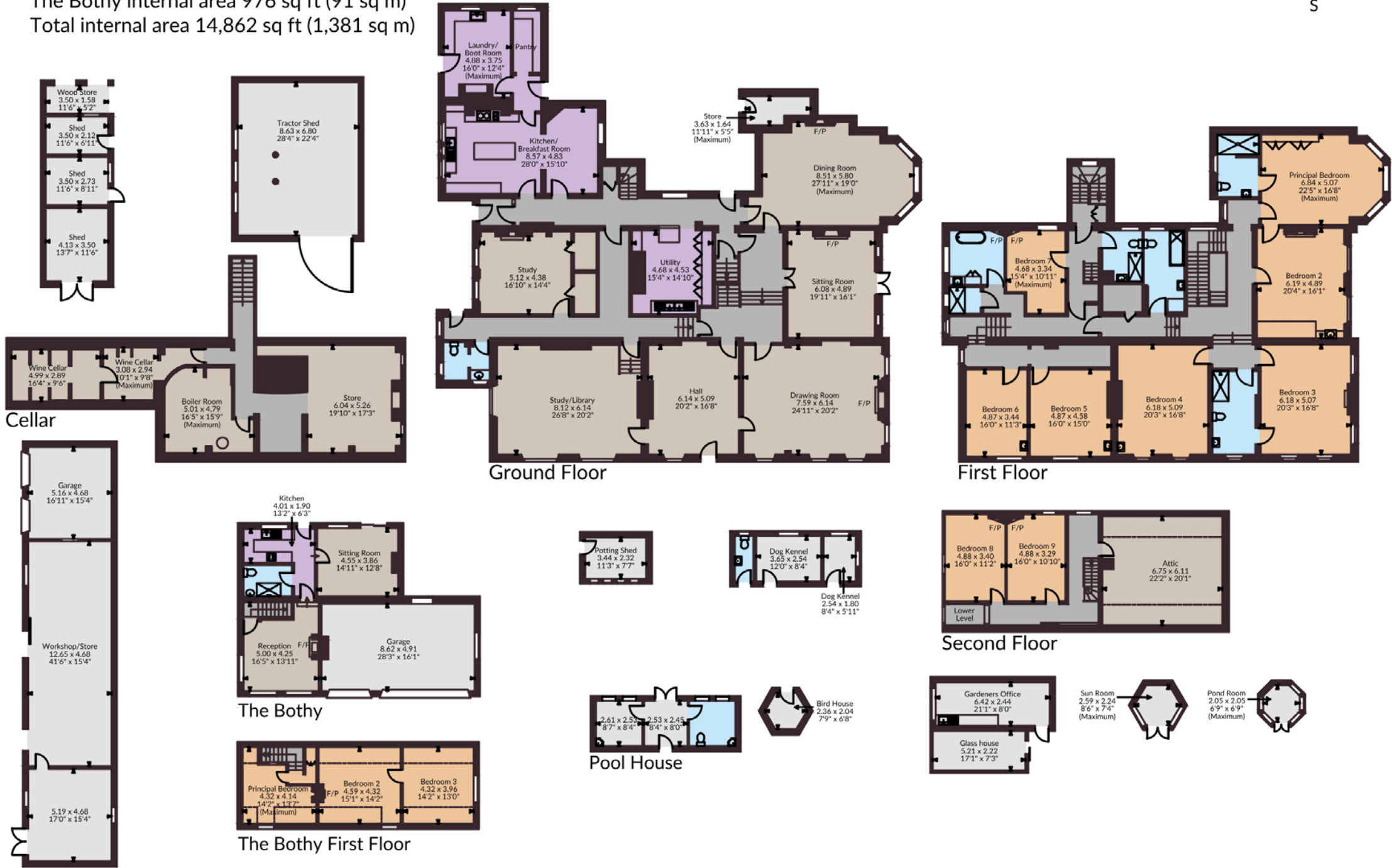
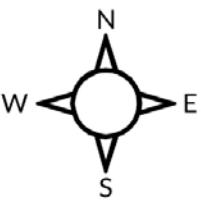
Local Authority: Swale Borough Council
Services: Mains electricity, water and drainage. Oil heating.
Council Tax: Band H
EPC Rating: Luton House - ?; The Bothy - E TO BE CONFIRMED
Planning: Prospective purchasers should make their own enquiries of Swale Borough Council
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>

Luton Bungalow

A nearby residential property, Luton Bungalow, could be available in addition. Please contact the agent for further information.



Luton House, The Street, Selling, Faversham
Main House internal area 10,245 sq ft (952 sq m)
Garage internal area 715 sq ft (66 sq m)
Outbuilding internal area 2,926 sq ft (272 sq m)
The Bothy internal area 976 sq ft (91 sq m)
Total internal area 14,862 sq ft (1,381 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8662022/SS

National Country House Department
43 Cadogan St, London SW3 2PR
020 7591 2213 | london@struttandparker.com

Strutt & Parker Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700 | canterbury@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2025. Particulars prepared September 2026.



Strutt
& Parker

Land and property. Since 1885.