

34 CELLAR HILL  
SITTINGBOURNE

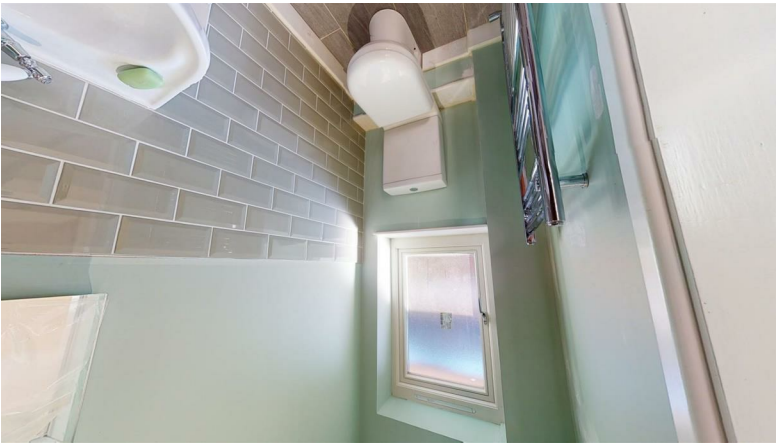
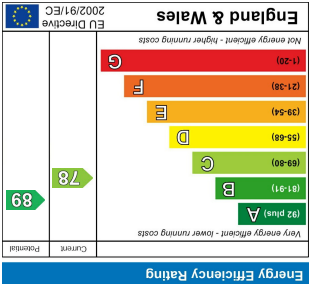


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SITTINGBOURNE

£450,000



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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



- Detached Bungalow
- New Build
- Great Location
- No Onward Chain
- Off Street Parking
- Open Plan Kitchen/Diner
- Great Finish
- Viewing Recommended

LOCATION

Selling is a popular village just southeast of Faversham and west of Canterbury, Kent with Perry Wood being the focus of the village, it is an ancient woodland which is used for wildlife conservation and quiet recreation. The peak point of the woodland offers stunning panoramic views, giving a unique perspective of the landscape of Kent Downs which is an Area of Outstanding Natural Beauty. The Parish Church has the highest architectural Grade 1 listings and is surrounded by a cluster of historic houses. The White Lion is the village pub which is one of the grade two listed buildings in the village amongst many others. Selling is just 4.5 miles away from Faversham which is a picturesque market town full of history with nearly 500 listed buildings, one of which is the famous Shepherd Neame Brewery which was founded in 1698. Hosting markets every Tuesday, Friday and Saturday, the Best of Faversham market is on the first and third Saturday of each month with Antiques and Vintage on the first Sunday. Faversham dates from pre-Roman times, is mentioned in the Domesday Book and is a bustling place with a fine range of independent shops. Faversham has some of the best walking in England, with way-marked routes through stunning Kent countryside with cycle route 1 passing through. Two minutes from the M2 and just over an hour from London by mainline train, Faversham is easily accessible and is an excellent base for exploring local leisure activities and places of interest from country houses and gardens to the national fruit collection to internationally important nature reserves.

ABOUT

\*\*\* NEW BUILD DETACHED BUNGLAOW \*\*\*

Miles and Barr are delighted to bring to the market this wonderful detached bungalow in a quiet village location. The bungalow has been very well thought out and finished to an exceptional standard. The property boasts an open plan kitchen/living area with a separate utility room, two bedrooms, the master offering an en suite and a family bathroom. Also having the added benefit with off street parking, this really will tick all of the boxes.

To fully appreciate all that this property has to offer please arrange your viewing today, call us on 01795 507111.

DESCRIPTION

- Entrance
- Kitchen/Lounge/Diner 30'01 x 12'02 (9.17m x 3.71m)
- Bedroom 11'11 x 11'05 (3.63m x 3.48m)
- Bathroom 7'09 x 5'06 (2.36m x 1.68m)
- Utility Room 12'02 x 5'09 (3.71m x 1.75m)
- Bedroom 12'09 x 12'02 (3.89m x 3.71m)
- En Suite 9'10 x 3'03 (3.00m x 0.99m)
- External
- Rear Garden

