



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



Ashford Road, Faversham, ME13 0DL

**Offers Over £800,000**

Nestled in the picturesque village of Sheldwich, 3 Copton Farm Cottages presents a unique opportunity for those seeking a charming detached house, recently renovated to the highest standards, with excellent further development potential. This pre-war property boasts two inviting reception rooms, three cosy bedrooms, and spacious bathroom, offering a comfortable living space spanning 1,098 sq ft.

One of the standout features of this property is the Old Dutch barn, a rare addition that extends to approximately 2,100 sq ft. This barn not only adds character to the property but also provides endless possibilities for creative development or conversion, (Subject to all necessary planning consents) making it a truly exciting prospect.

Located on Ashford Road, this property combines the allure of rural living with the convenience of modern amenities nearby.

THE PROPERTY

3 Copton Farm Cottages is an excellent three-bedroom property with extensive views of the surrounding Kent countryside. The property has recently been renovated to a high standard, and the expansive grounds and old dutch barn provide potential for extension and development (subject to planning permission).

The property is arranged over two floors. Downstairs, there is a living room, dining room and kitchen leading to the well-maintained garden. Upstairs, the master bedroom is located at the top of the stairs to the left, with two more bedrooms on the other side of the landing. The family bathroom is located at the top of the stairs. The garden wraps around the property and includes a newly restored well and various mature borders. 3 Copton Farm Cottages is sold with the added benefit of approx. 1.3 acres of newly post and rail fenced pasture, ideal for equestrian use and approx. 0.75 acres of garden, amenity and concrete yard surrounding the house, providing the future owner with a vast garden and unrestricted views of the Kent countryside.

THE SITUATION

3 Copton Farm Cottages is located in the picturesque village of Sheldwich, just a short drive from the bustling town of Faversham. Set amidst rolling countryside, the property is accessible via a private farm track leading from Salters Lane.

Faversham offers a wide range of amenities, including excellent schools, diverse shopping options, and various recreational facilities. The seaside town of Whitstable and the historic cathedral city of Canterbury are also within easy reach. The property benefits from excellent transportation links, with the M2 motorway (Junction 7) nearby, providing convenient access to major cities. Ebbsfleet International station is just 35 minutes away, offering high-speed rail services to London St Pancras in a mere 18 minutes. Additionally, Canterbury, Faversham, and Selling stations provide regular rail connections to London. The Port of Dover and Eurotunnel at Folkestone facilitate seamless travel to the Continent.

ACCOMMODATION

- Entrance Hall 5'2" x 4'7" (1.59 x 1.40)
- Living Room 11'1" x 13'2" (3.39 x 4.02)
- Dining Room 10'0" x 13'2" (3.07 x 4.02)
- Kitchen 9'4" x 10'1" (2.87 x 3.09)
- Master Bedroom 9'11". x 13'2" (3.03. x 4.02)
- Bedroom 8'2" x 13'2" (2.49 x 4.02)
- Bedroom 9'4" x 10'2" (2.87 x 3.10)
- Family Bathroom 9'4" x 10'2" (2.87 x 3.10)

OUTSIDE

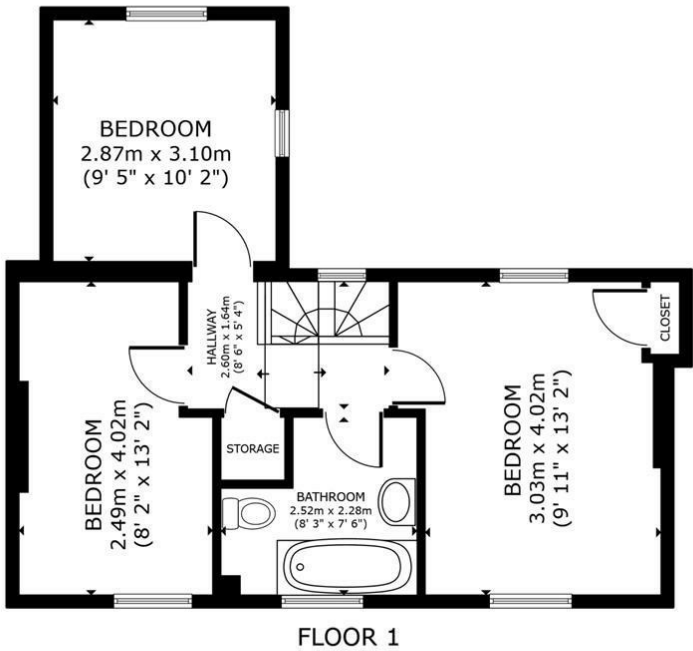
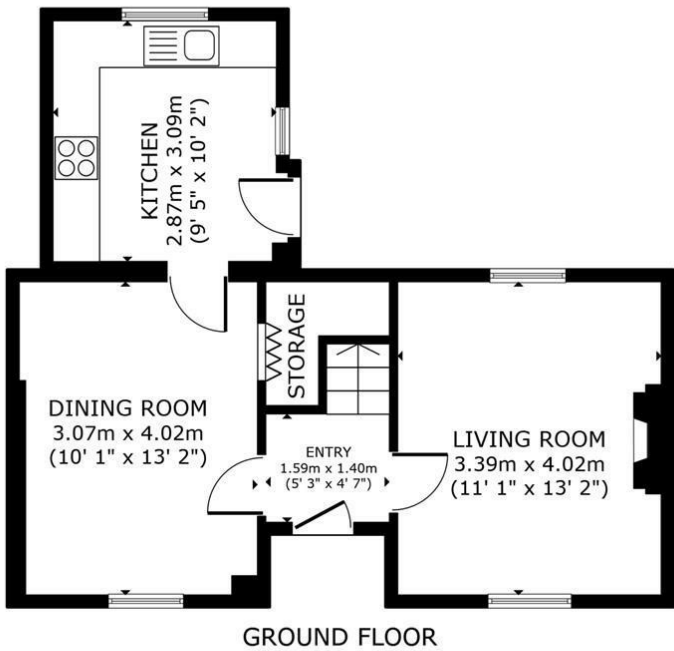
3 Copton Farm Cottages is set in approximately 2 acres of land. The property includes a mixture of mature gardens, concrete hard standing, and approximately 1.3 acres of surrounding field. The cottage sit in a charming and well-maintained garden and offer a peaceful and tranquil setting. The surrounding land provides ample space for outdoor activities and recreation. This property is perfect for those seeking a rural lifestyle with plenty of space and privacy.

GENERAL INFORMATION

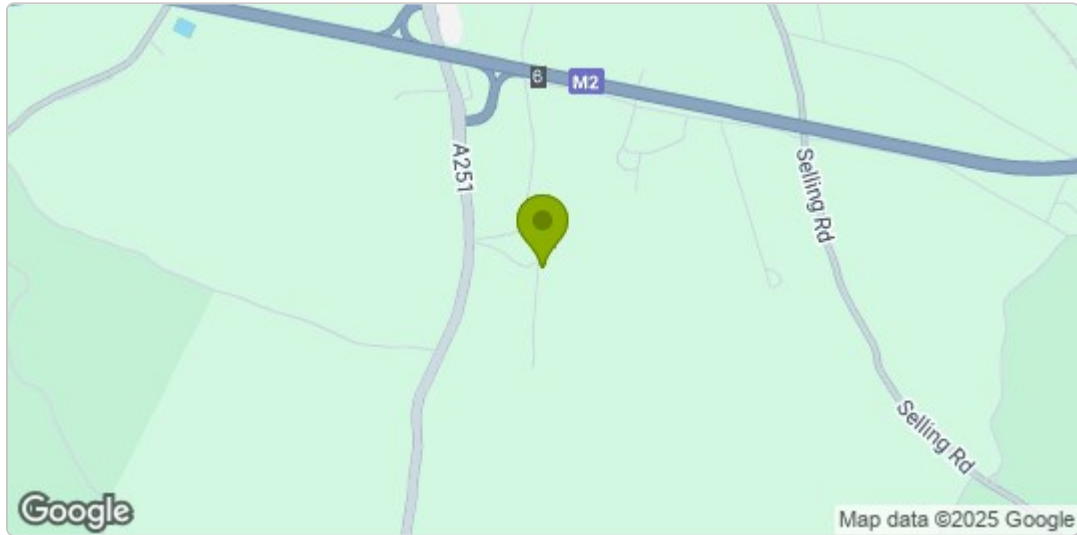
- Offers in Excess of £800,000
- Services - Mains electricity, gas, mains water and private drainage.
- Energy Performance Certificate E - 46
- Authority - Swale Borough Council (01795) 434341
- Council Tax - Band D
- Tenure & Possession - Freehold with vacant possession upon completion
- Viewings - Strictly by prior appointment with the Agent



Floor Plan



Area Map

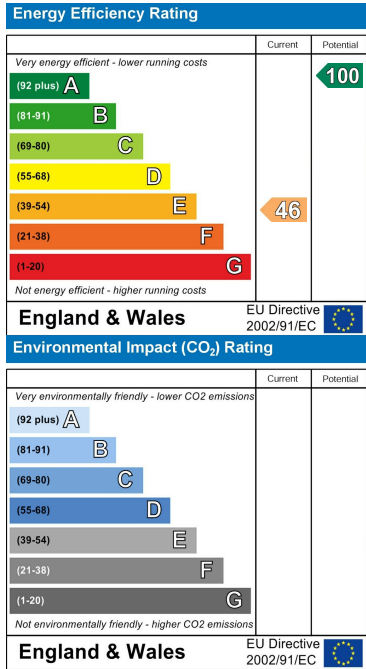


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GROSS INTERNAL AREA  
GROUND FLOOR 41.3 sq.m. (445 sq.ft.) FLOOR 1 43.0 sq.m. (463 sq.ft.)  
TOTAL : 84.3 sq.m. (908 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Graph



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and Rural Property Specialists

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