

HOBBS • PARKER

The Villages



Milland Stone Hill Sellindge

LOCAL VILLAGE PROPERTY

Milland

Stone Hill, Sellindge, Kent TN25 6EW

A charming substantial detached house recently refurbished throughout and set in delightful gardens with double garage, workshop and garden store. Located in a quiet country lane with good communication links by road and rail. Popular village with amenities and good school.

Guide Price £550,000

Accommodation

- Porch • Hall • Sitting Room with open fire
- Dining Room • Kitchen/Breakfast Room
- Small Conservatory/Plant Room • Cloakroom
- Rear Lobby • Cellar • Pantry • 4 Bedrooms
- Family Bathroom • Ensuite to master bedroom

Gardens

- Long driveway • Parking • Double garage
- Lawned front and rear gardens

Communications

- Ashford/International Railway Station (London St. Pancras – 37 minutes) – 5.5 miles
- Hythe – 5.5 miles • M20 – 4 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

Milland is located off a country lane, a short distance from the A20 and close to the centre of this vibrant village. Within the village is a General Store (Co-op)/Post Office, Doctors' Surgery, Village Hall, Sports & Social Club and well regarded primary school. There are excellent road links leading to the M20 (junction 10 & 11) and Ashford with its extensive shopping, educational and recreational facilities in addition to the International Railway Station (London St Pancras 37 minutes). The bustling Cinque Ports town of Hythe is just 5.5 miles away with its historic High Street, pebble beaches and golf courses.

Milland

A substantial detached property believed to have been constructed in the early 1900's. The house is set back in an elevated position and is secluded from the country lane by the hedge and tree boundary. The property has been extensively refurbished by the current owners to a high standard throughout including new painted country kitchen, luxury bathroom and ensuite shower room, new flooring and double glazing throughout.

The ground floor rooms boast spacious and versatile living accommodation, retaining much of the character and good ceiling heights. There is also useful cellar, pantry/utility cupboard and cloakroom. On the first floor there are two good size double bedrooms and two smaller double bedrooms. The master bedroom has a new ensuite shower room with double shower tray, wash basin and w/c. There is separate new family bathroom with bath with shower over, w/c and pedestal wash basin. All the upstairs windows look out onto the delightful front and rear gardens with their abundance of flower borders and shrubs.

Gardens

The property is elevated from the road and approached by a long drive leading to the level double garage with electric doors. The vendor has created further off road parking and

turning. The front garden is mature with tree and hedgerow border so secluded from the country lane. It is part lawned with a variety of flower and shrub borders.

The rear garden is mostly laid to lawn with immensely pretty well stocked flower and shrub borders, damson and cherry tree and brick patio area. The double garage can be accessed by the rear garden and has side doors to the integral workshop and garden store.

Services

Mains water, electricity and drainage. Oil fired central heating.

Directions

From Ashford M20 (Junction 10).

Follow the A20 towards Sellindge.

Continue over the roundabout at Tesco towards Sellindge on the A20.

After just over 3 miles, turn left at DP Vehicles, into Cooper's Lane.

After approx 0.33 mile turn left onto Stone Hill whereby Milland will be found a short distance on your right.

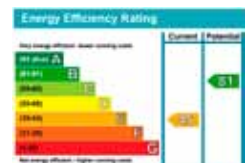
Viewing

Strictly by appointment only.

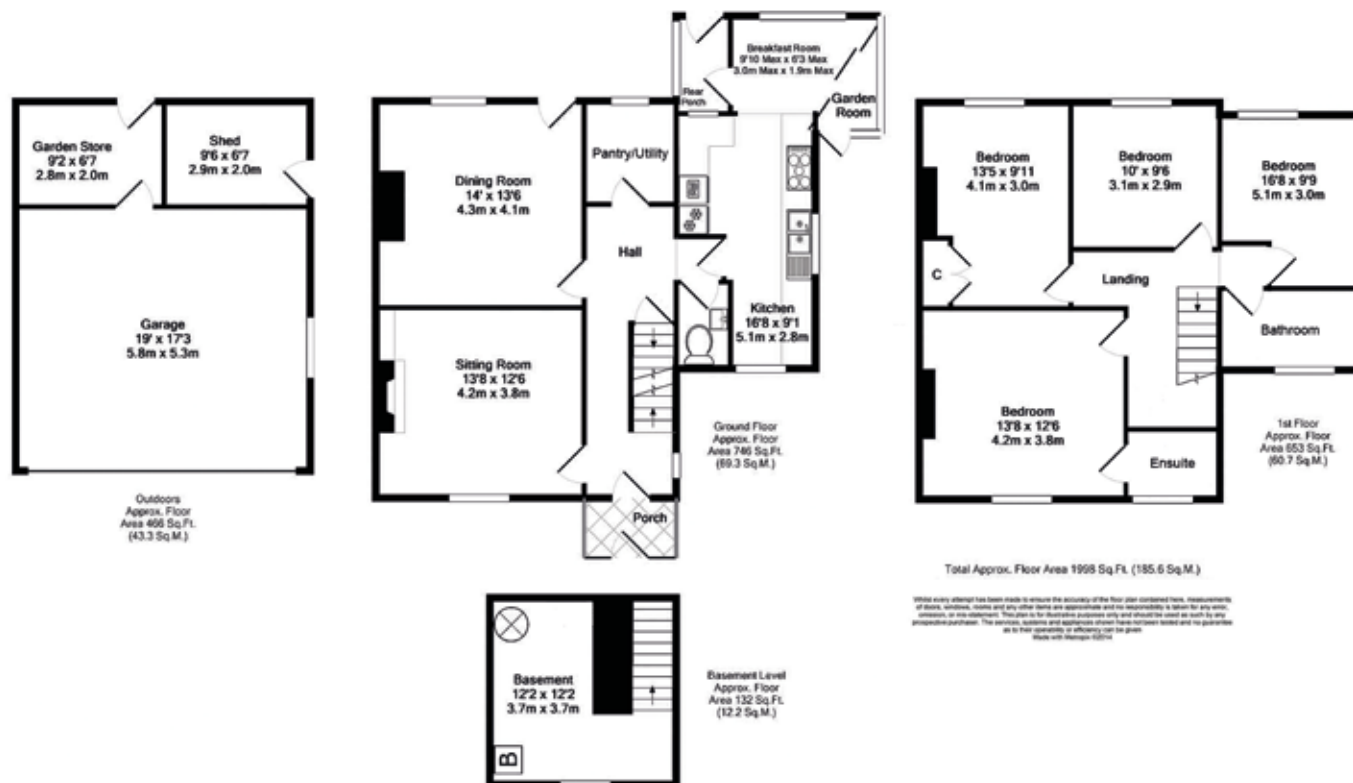
(Reference V2171)

Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



Milland
Stone Hill, Sellindge, Kent TN25 6EW



Sellindge

LOCAL VILLAGE PROPERTY

The village of Sellindge is located on the A20 about 6 miles from Ashford with Hythe about 5 miles away and the M20 4 miles.

The village is particularly popular with young families with its excellent primary school, pre-school group and medical centre in addition to a Co-Op store with post office. There are regular bus services to Folkestone and Ashford with their good choice of secondary schools.

Also within the village are a sports & social club, farm shop, nursery and village hall.

The Dukes Head is very popular with the locals and serves excellent food.

The Tiger Inn is 3.5 miles away and is a traditional country pub boasting a head chef with a Michelin-starred background.



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Are you thinking about selling your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do.

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home? Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have been valuing and selling houses in the villages around Ashford for over 10 years.

The first few weeks of marketing your house are vitally important to your success. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within The Villages, Tenterden Homes, Country Houses, Ashford Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, we offer you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Sarah Holgate

Hobbs Parker The Villages