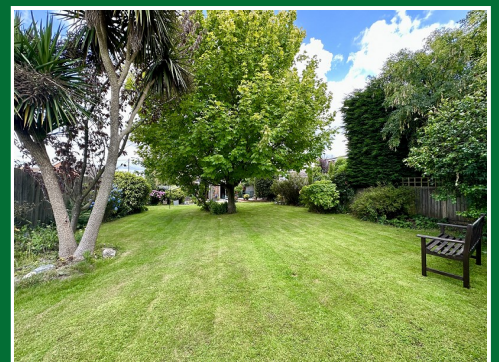




44 Swan Lane, Sellindge, Ashford, Kent. TN25 6HB

Guide Price **£499,995**



- Four bedroom detached house
- One bedroom attached annexe
- Beautifully landscaped gardens
- Parking for three cars
- No onward chain

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated close to the centre of Sellindge with its general store and primary school, the village also boasts a sports and social club together with an active village hall and doctors surgery. The Cinque Port town of Hythe is approximately ten minutes by car and offers the all-important Waitrose store together with Sainsburys and Aldi. Secondary schooling is found in nearby Saltwood with both boys and girls grammar schools in Folkestone. The mainline station of Westernhanger is approximately five minutes by car giving a link service to Ashford international railway station offering high speed rail services to London in just over thirty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. The expanding town of Ashford is approximately fifteen minutes distance by car and offers a far better selection of shopping facilities and amenities together with the McArthur Glen outlet complex and the Cineworld cinema complex.

A four bedroom detached house with attached one bedroom annexe which has been well looked after by the current owners and located in a sought after road in Sellindge. The property comprises of a living room/diner, kitchen, bedroom/study and cloakroom to the ground floor, with main bedroom with en-suite, two further double rooms and a family bathroom to the first floor. A major benefit to the property is the attached annexe offering living room/kitchen, shower room & bedroom. The property enjoys beautifully tendered gardens with the front offering parking for three cars. An early viewing is highly recommended.

## GROUND FLOOR

### ENTRANCE HALL

with radiator, glazed UPVC front door, under stairs storage cupboard

### L SHAPED LIVING ROOM/DINING ROOM

with UPVC double glazed leaded windows overlooking rear garden, wooden fireplace surround, two radiators, uPVC double glazed doors leading onto rear garden

### KITCHEN

with tiled flooring, a selection of high and low level modern gloss white kitchen cupboards, wood effect laminate worktops, integrated Bosch fan assisted oven, four ring hob with extractor fan over, one and a half bowl composite sink with mixer taps over, UPVC leaded windows overlooking front, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge freezer, breakfast bar area, radiator

### BEDROOM/STUDY

with leaded UPVC double glazed windows overlooking front, radiator

### CLOAKROOM

with wood effect vinyl flooring, hand basin with mixer taps, WC, UPVC double glazed frosted window, radiator

## FIRST FLOOR

### LANDING

with radiator, airing cupboard housing hot water cylinder with shelving

### MAIN BEDROOM

with leaded uPVC double glazed windows overlooking rear garden, radiator

### EN-SUITE

with wood effect vinyl flooring, WC, hand basin with mixer taps over, panelled bath, localised tiling, radiator, UPVC double glazed frosted window

### BEDROOM

with leaded UPVC double glazed windows overlooking front, radiator

### BEDROOM

with leaded UPVC double glazed windows overlooking rear garden, radiator

### FAMILY BATHROOM

with wood effect laminate flooring, WC, hand basin with mixer taps over panelled bath, shower cubicle with electric shower, radiator, UPVC double glazed frosted window, localised tiling

### ANNEXE

### BEDROOM

with UPVC double glazed leaded windows overlooking front, radiator





## LIVING/KITCHEN AREA

with UPVC double glazed leaded windows overlooking rear garden, UPVC double glazed door leading to rear garden, a selection of low level kitchen cabinets, laminate worktops, space and plumbing for washing machine, stainless steel sink with mixer tap over

## SHOWER ROOM

with tile effect flooring, WC, shower cubicle with electric shower, hand basin with mixer taps over, UPVC double glazed frosted window, radiator

## OUTSIDE

The property enjoys a great sized rear garden which has been well maintained and landscaped by the current owners. There is a patio seating area leading out from the living room with covered pergola and side access from both sides to the front, to the side there is a raised patio seating area overlooking the rear garden with the rest mainly being laid to lawn with a selection of planting, bushes trees and borders. To the rear of the garden there are two sheds allowing for ample storage. To the front the property enjoys a driveway with parking for three cars with the rest being laid to lawn with a selection of planting & bushes.

## AGENTS NOTE

There used to be access between the house and annexe which has now been covered up but could easily be opened up again.

**Tenure** - Freehold

**Council tax** - Band D

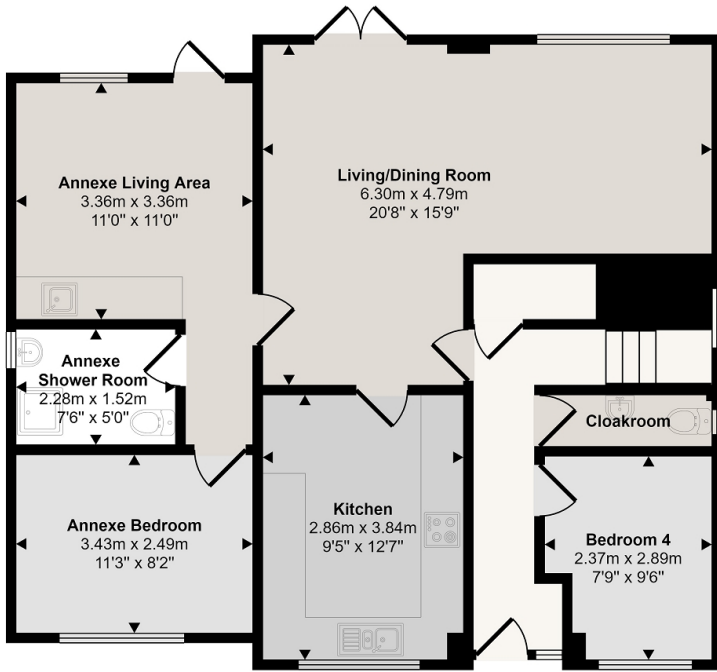
**Local Authority** - Folkestone & Hythe District Council







Approx Gross Internal Area  
142 sq m / 1526 sq ft



**Ground Floor**

Approx 83 sq m / 894 sq ft

Denotes head height below 1.5m



**First Floor**

Approx 59 sq m / 632 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.