



**Price**

**£850,000**

**Freehold**

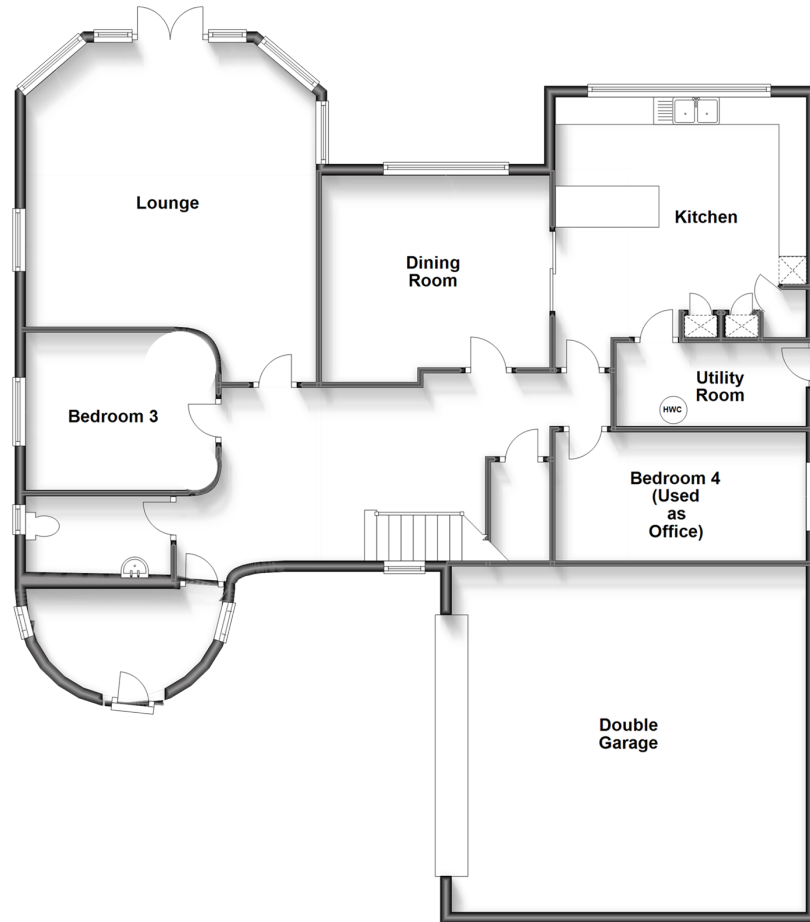
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Coopers Lane, Sellindge, Kent, TN25

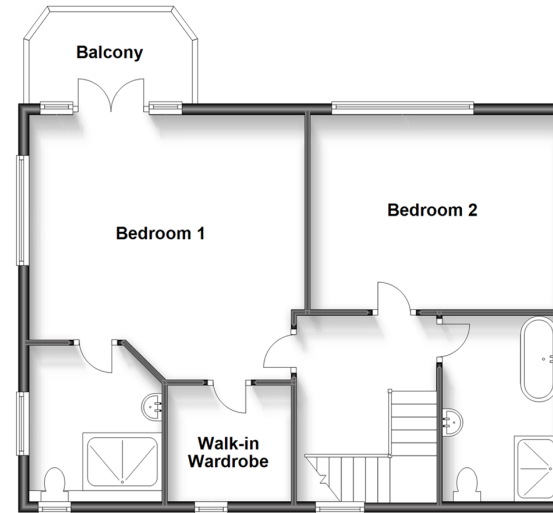
*Wards*  
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**Ground Floor**  
Approx. 162.0 sq. metres (1743.7 sq. feet)



**First Floor**  
Approx. 68.3 sq. metres (734.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Cloakroom

Lounge : 22'3 (6.79m) x 19'11 (6.07m)  
narrowing to 17'4 (5.29m)

Dining Room : 13'8 (4.17m) x 12'2 (3.71m)  
narrowing to 11'7 (3.53m)

Kitchen : 15'1 x 14'9 (4.60m x 4.50m)

Utility Room: 10'7 x 4'10 (3.23m x 1.47m)

Bedroom 3 : 11'4 x 9'4 (3.46m x 2.85m)

Bedroom 4 (used as office): 14'11 x 7'9 (4.55m x 2.36m)

### FIRST FLOOR

Landing

Bathroom : 10'7 x 6'10 (3.23m x 2.08m)

Bedroom 1: 16'6 (5.03m) x 15'10 maximum  
(4.83m) narrowing to 13'5 minimum (4.09m)

Balcony

Walk in Wardrobe : 7'7 x 7'2 (2.31m x 2.19m)

En-Suite Shower Room: 8'11 x 7'9 (2.72m x 2.36m)

Bedroom 2 : 14'10 x 11'7 (4.52m x 3.53m)

### OUTSIDE

Off Road Parking

Double Garage

Front & Rear Gardens



## Main features

- Stunning and unique eco-friendly family home designed and built by the current owners in 2010
- Spacious lounge with large windows offering panoramic views over the garden and fields
- Main bedroom with vaulted ceiling, balcony, en-suite shower room and walk-in wardrobe
- Air source heat pump with heat and vent recovery system
- Zinc top roof and extensive "living" lower roof



### Nearest Schools

Primary Schools: Sellindge Primary 0.9 miles, Smeeth Community Primary 1.1 miles

Secondary Schools: Brockhill Park Performing Arts College 4.0 miles



### Transport Information

Train Stations: Westenhanger 2.5 miles, Sandling 3.8 miles, Folkestone West High Speed Link 7.5 miles



### Address

Coopers Lane, Sellindge, Kent, TN25



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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