



49 High Street, Hythe, Kent CT21 5AD



RHODES COTTAGE, MAIN ROAD, SELLINDGE

Exuding charm and character throughout, an enchanting period cottage which requires general updating, tucked away in a delightfully secluded location in the heart of the popular village of Sellindge, close to shops, school and bus stops. 3 reception rooms, 2 bedrooms, parking and gardens. EPC E

£375,000 Freehold
NO ONWARD CHAIN



**Rhodes Cottage,
Main Road, Sellindge TN25 6JA**

**Entrance Hall, Sitting Room, Dining Room, Snug/Bedroom 3,
Kitchen, Utility Room, Cloakroom,
2 Bedrooms, Bath and Shower Rooms,
Car Port, Parking, Gardens to Front and Rear**

DESCRIPTION

An enchanting period cottage (which is not listed) in the heart of the sought after village of Sellindge. Approached via a long shared driveway, entered via remote controlled gates, the property is delightfully tucked away and although just off the main road, it is quite easy to imagine one being in the middle of the countryside.

The house exudes charm and character throughout and although requiring general updating and improvement, offers the potential to create a particularly comfortable home with versatile accommodation. This is currently arranged to include an entrance hall leading to the sitting room to the left and to the snug to the left which could equally be used as a third bedroom. The dining room, kitchen, utility room and cloakroom are all to the rear of the house. On the first floor there are two double bedrooms, bath and shower rooms.

Rhodes Cottage occupies a generous plot with secluded gardens to the front and rear together with ample off street parking on the driveway and a double width car port.

SITUATION

The property is situated within the popular village of Sellindge with its local shop and post office, church, village hall and pub. There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone, Hythe and Ashford.

The Cinque Ports Town of Hythe, approximately 5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. Ashford is around 7 miles distant and offers a wider range of amenities.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (5 miles), the ferry port of Dover (16 miles) and Ashford International Passenger Station (8 miles). There is also a main line railway station at Westenhanger (2.9 miles) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

The accommodation comprises:

ENTRANCE HALL

Entered via a timber and glazed door with decorative wrought ironmongery, tiled floor,

timber framed and double glazed windows to either side, doorways to:

SITTING ROOM

Wood-burning stove set beneath a painted timber bressummer beam, polished timber floorboards, exposed brick and timbered wall, exposed timbers to ceiling, timber framed and double glazed window to front, radiator, stairs to first floor, door to:

DINING ROOM

Polished timber floorboards, former fireplace recess, three timber framed and double glazed windows to rear, radiator, exposed timbers to ceiling, door to kitchen and door to:

UTILITY ROOM

Base cupboards with roll-top work surfaces inset with deep ceramic butler's sink with mixer tap, plumbing for washing machine, built-in storage cupboards housing floor standing boiler and factory-lagged hot water cylinder, stable door to front, timber framed and double glazed windows to rear, beamed ceiling, radiator, door to:

CLOAKROOM

Low-level WC, wall-hung washbasin, timber framed and obscured double glazed window to rear, radiator.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating vegetable baskets, integrated electric oven, space and plumbing for dishwasher, roll-top work surfaces, inset with deep ceramic butler's sink with mixer tap and four burner electric hob, tiled splashbacks, plate rack, coordinating wall cupboards, stable door to rear, timber framed and double glazed window to rear, radiator, door to:

SNUG

Access to understairs storage cupboard, cast iron fireplace around with cupboard and shelving built into recess to side, timber framed and double glazed window to front, radiator, exposed timbers to ceiling.

FIRST FLOOR LANDING

Exposed timbers to walls and ceiling, doors to walk-in tiled shower enclosure fitted with electric shower, cupboard housing wash basin with vanity cupboard below and:

BEDROOM

Exposed timbers to walls and ceiling, exposed brick chimney breast, timber framed and double glazed window to front, radiator, door to deep walk-in wardrobe cupboard.

BEDROOM

Painted brick chimney breast, exposed timbers to walls and ceiling, timber framed and double glazed windowed front, radiator.

BATHROOM

Freestanding bath, raised on claw and ball feet, fitted with mixed tap and handheld shower, low level WC, pedestal wash basin with mirrored splash back, shaver point, exposed timbers to walls and ceiling, timber framed and double glazed window to rear radiator.

OUTSIDE

FRONT GARDEN

Rhodes Cottage is approached via a driveway, entered via an electronically operated five bar gate, also serving Little Rhodes and Spring Cottage, over which we understand the property to have a right of access (to be verified between solicitors). From the main drive a five bar gate with personal gate to the side opens to a generous driveway providing off-road parking and access to a double-width covered **carport**. A pathway leads beneath a wrought iron archway to a path leading through the front garden (which is currently somewhat overgrown) but enjoys some attractive specimen shrubs including a fig tree, roses, ceanothus and specimen silver birch. Side access can be gained to the:





REAR GARDEN

A wide block paved pathway spans the width of the rear of the property from where a wrought iron arch supporting a honeysuckle leads to a paved terrace set beneath a timber framed pergola supporting climbing roses. The remainder of the garden, whilst somewhat overgrown, is currently laid to lawn with various shrubs and specimen trees together with a timber framed storage shed.

EPC Rating Band E

COUNCIL TAX

Band D approx. £2,426.94 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

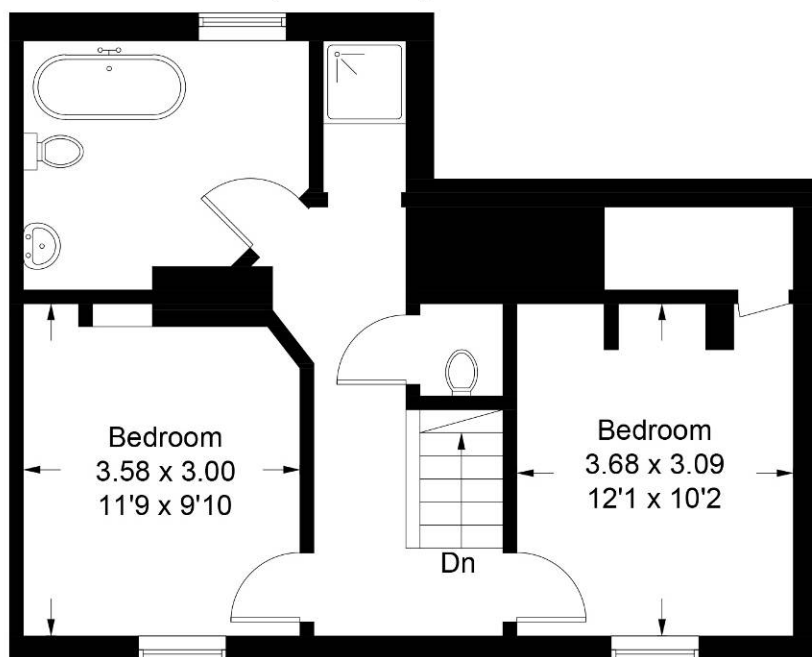
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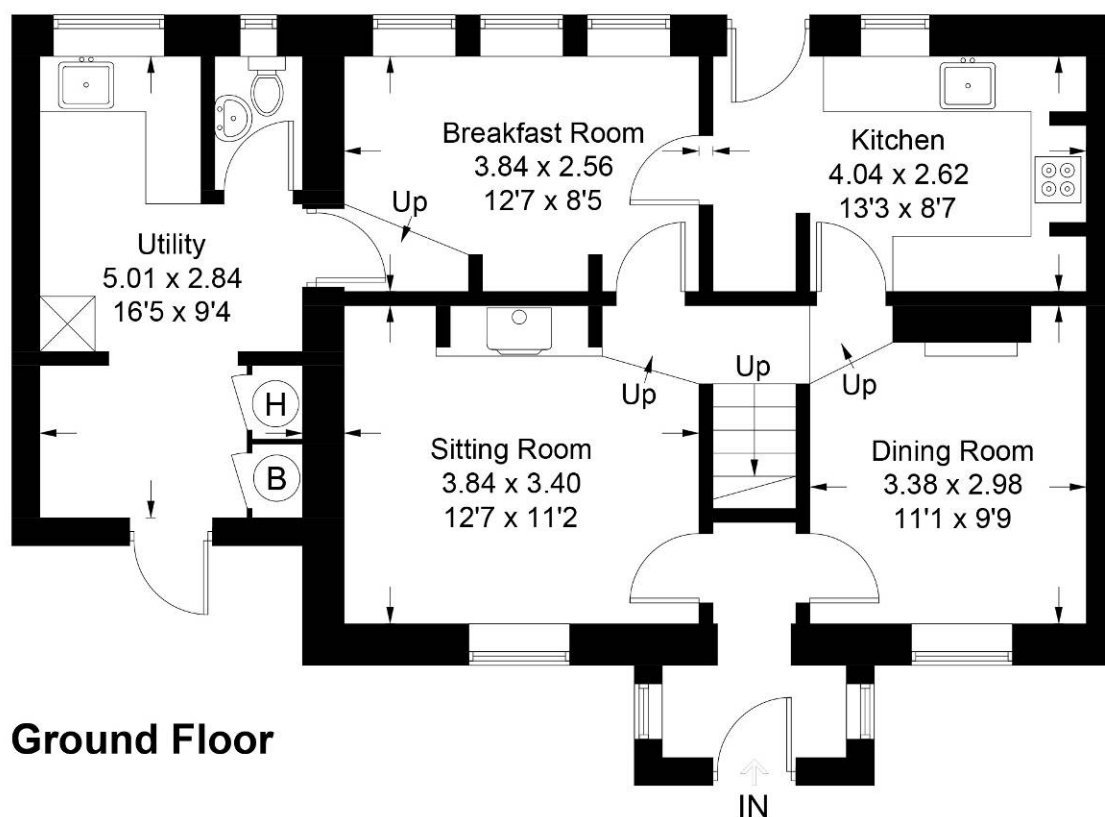


Rhodes Cottage, Sellindge, TN25

Approximate Gross Internal Area
Ground Floor = 69.4 sq m / 747 sq ft
First Floor = 46.3 sq m / 498 sq ft
Total = 115.7 sq m / 1245 sq ft



First Floor



Ground Floor

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