



FOUNDATION

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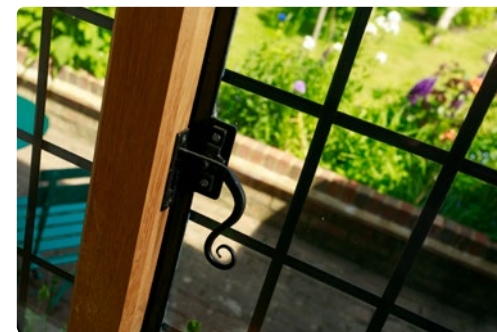
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Almond Cottage, Ashford Road, Badlesmere ME13 0NZ

3 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



Almond Cottage, Ashford Road, Badlesmere ME13 0NZ

- Delightful Semi-Detached Period Cottage
- Sensitively Extended Accommodation
- Lovely Period Features Throughout
- Inglenook Fireplace With Wood Burning Stove
- Three Bedrooms - Three Reception Rooms
- Stunning Open Plan Kitchen & Garden Room
- Parking & Beautifully Maintained Gardens
- Excellent Access To Faversham & Ashford

SITUATION:

Badlesmere Lees is superbly located within an Area Of Outstanding Natural Beauty and consists of 16 acres of green land surrounded by houses, with a village hall and a welcoming pub called the Red Lion. Numerous footpaths and bridleways crisscross the stunning surrounding countryside, providing excellent walking and cycling opportunities. And in 20 to 25 minutes by car you can reach the stunning town and beaches of Whitstable, Ashford international station (with trains to London taking 38 minutes) or Canterbury City centre.

Sheldwich has a very well regarded primary school, the beautiful Grade II Listed Church of St James and several fine period buildings, including the Grade I Listed Lees Court (previously home to the Countess of Soudes). The village has a good sense of community with various clubs and societies run from either the church or the village hall, whilst

a village fete is held every year on the beautiful green.

The market town of Faversham is just three miles away and offers a wide variety of shopping facilities including both specialist shops and national retailers. There is also a bustling market three times a week, a cinema, an indoor and outdoor swimming pool and even a cottage hospital.

The town has a good selection of primary and secondary schools, including the renowned Queen Elizabeth Grammar School, whilst a good selection of private schools can be found in either Canterbury or Ashford. A mainline railway station offers a regular service to London Victoria and Cannon Street and a high speed service to London St Pancras. There is an alternative High Speed train from Ashford, via Ebbsfleet, also to London St. Pancras.



DESCRIPTION:

An utterly charming semi-detached period cottage, set within beautiful gardens, overlooking Badlesmere Lees, a lovely open green space.

Almond Cottage offers light, spacious accommodation set over two floors, alongside a wealth of character and period features, however the cottage also has the enviable benefit of not being listed.

It's pretty, brick and beam façade is punctuated by a mixture of sash and leaded windows, beneath a Kent peg tiled roof.

Once inside, you are greeted by a host of period features, including fireplaces, exposed brickwork and exposed beams throughout. Furthermore, there are bespoke handmade double glazed conservation windows to the front of the property.

A solid oak front door opens into a useful entrance porch, with a flagstone floor.

Another solid oak door opens into a splendid dual aspect sitting room, with engineered oak flooring, exposed beams, an inglenook fireplace with a wood burning stove and stairs to the first floor.

To the left of the sitting room, there is another dual aspect reception room, also with engineered oak flooring, exposed beams, an exposed brick chimney breast with a wood burner and a door to the rear garden.

To the right of the sitting room, an inner hallway provides access to a cellar, ideal for storage.

It also leads to a study to the front of the cottage, with exposed floorboards, a bespoke, oak-topped storage unit and stairs to the first floor.

The study is wonderfully light and airy and enjoys lovely views over the front garden, through two, tall sash windows.

To the rear of the cottage, there is a spectacular open plan kitchen/dining room, which has been created with the addition of a stunning oak and glazed garden room, with a beamed and vaulted ceiling.

The kitchen has been fitted with a range of traditionally styled units, set around oak work surfaces, two Butler sinks an Aga and a natural slate floor, whilst the garden room enjoys fine views over the gardens.

The kitchen is complemented by an equally well-equipped pantry/utility room, with a cloakroom/WC and another door to the rear garden.

Two sets of staircases rise to the first floor. The main bedroom is a wonderful double room, with an exposed brick chimney breast and views over the village green.

The second bedroom is also a generous double room, with a dual aspect, a cast iron





fireplace and beautiful exposed beams and studwork.

Even the third bedroom is a lovely double room with period features, including a cast iron fireplace and original exposed floorboards.

The family bathroom is a generous size and has been fitted with a traditionally styled suite, including a freestanding rolled top bath and a separate shower cubicle.

The whole property is beautifully presented throughout and combines all the character of a period cottage, with the convenience and quality of finish of a modern family home.

OUTSIDE:

Almond Cottage is set back from the A251 behind a long and beautifully planted front garden. A gravelled driveway with an electric charger point provides parking for at least three cars.

The front garden is laid to lawn, with well stocked flowerbeds and a productive fruit garden with a variety of mature fruit trees. There is a wood store and a large, secure bike store.

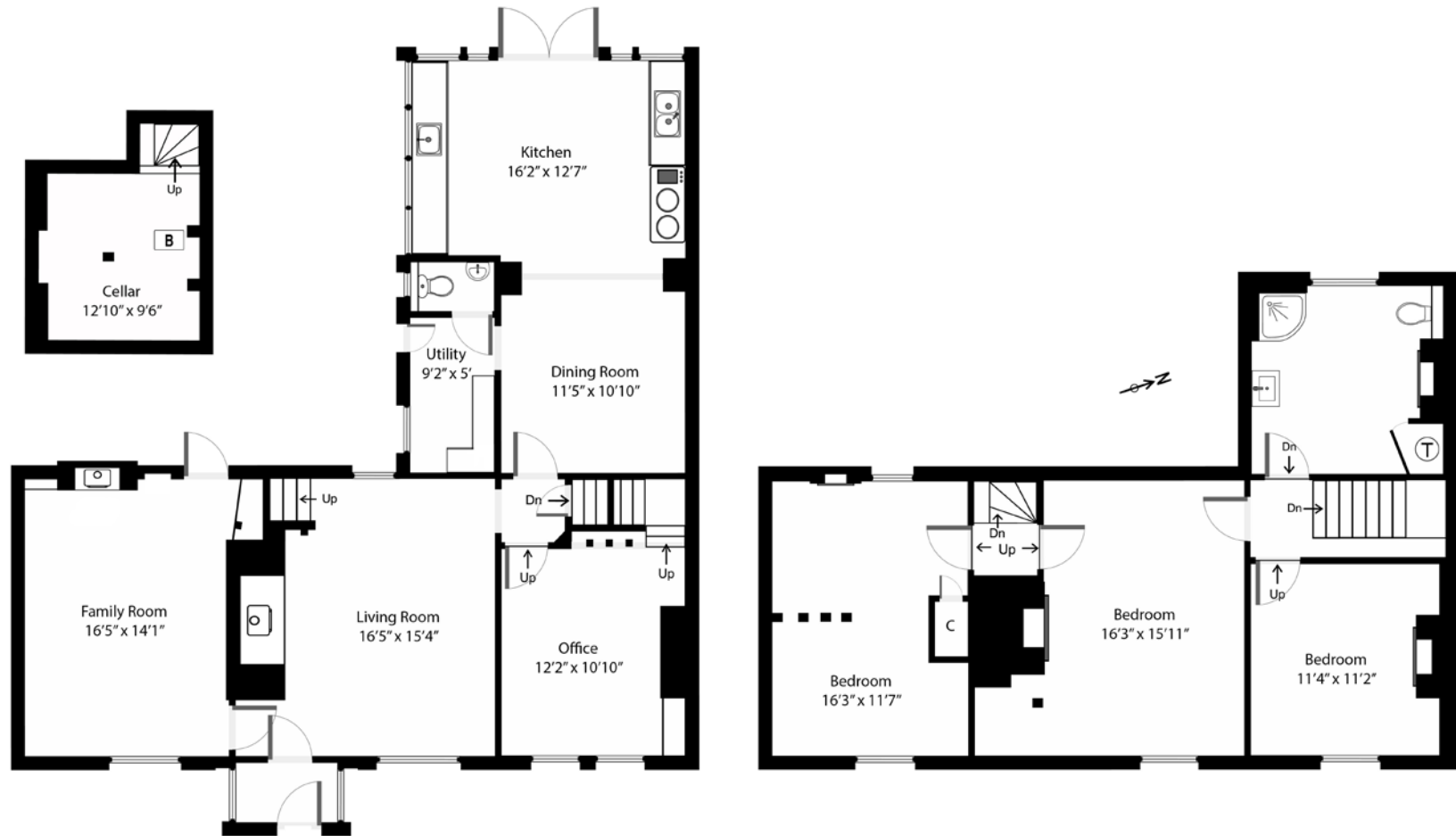
The rear garden measures approximately 63 ft (max) and is also laid to lawn, with established and well stocked flowerbeds, a vegetable garden and an attractive brick patio area.

A picket fence and gate leads to a charming courtyard garden, with two log stores, a greenhouse and a side access, whilst in the main garden, there is also a timber shed and a brick built workshop.









TOTAL FLOOR AREA:
1837 sq. ft (171 sq. m)



EPC RATING
E



COUNCIL TAX BAND
E



GENERAL INFORMATION
The property is served by mains gas and private drainage.

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