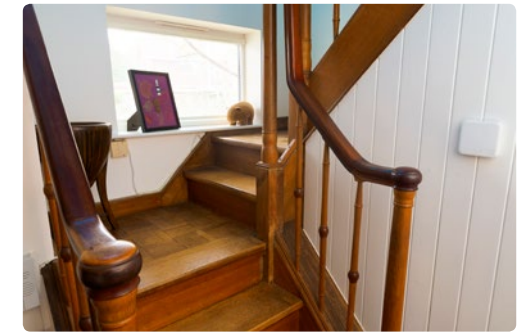
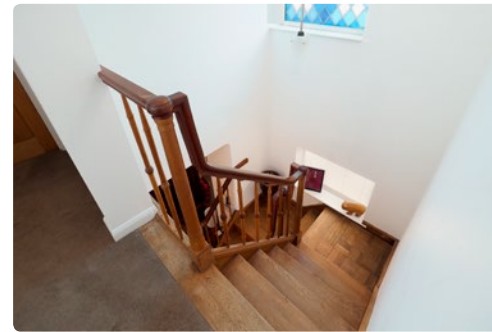




Freehold



44 Preston Grove, Faversham ME13 8JY

- Substantial Detached Residence
- Improved & Extended Throughout
- Three Double Bedrooms & Main With Ensuite
- Open Plan Living Area
- Modern Kitchen & Utility Room
- Converted Garage Offering Home Office
- Splendid West Facing Walled Garden
- Large Driveway For Several Cars

SITUATION:

Preston Grove is perfectly situated just minutes from Faversham train station and the town centre. There is a lovely community feel in this area of Faversham, with a local pub, St. Catherines church and Ethelbert Road Primary school all within a short walk.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and a variety of pubs and restaurants.

It has a broad selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross

and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approx. ten miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a delightful selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.



DESCRIPTION:

A generously extended and much improved, three-bedroom residence, situated just minutes from Faversham town centre and train station.

This spacious property has seen numerous improvements in recent years including a new kitchen and oak doors throughout. It now offers extremely spacious and beautifully appointed accommodation, finished to a high specification.

The main front door opens into an inner lobby which has built in storage for coats and shoes, a solid wood front door opens into a spectacular reception hall with original parquet flooring and a grand hand-crafted staircase.

To the right a convenient shower room with WC, whilst to the left a formal dual aspect sitting room which has glass doors that connect with the garden. The parquet flooring runs through this delightful room

which has a feature fireplace and beautiful bespoke bookshelves.

To the rear of the property solid oak flooring runs throughout the open plan kitchen/ diner, floor to ceiling kitchen units have been installed to the left allowing for lots of discreet storage and a double pantry.

The main part of the kitchen has an array of bespoke floor and wall units set around wood work tops, these beautifully integrated all main appliances and two full ovens.

To the left of the kitchen there is a dining area which takes full advantage of the views of the stunning garden through the French doors, a lantern roof allows even more light to flood through this space.

Beyond the kitchen a step down takes one to a casual sitting room, an area that is perfect to enjoy your morning coffee watching the birds in the garden through the double sliding

glass doors.

The third bedroom sits off the sitting room and would be perfect for a teenager or an older relative to live more independently as it has direct access to the garden.

A double compact pulldown bed unit has been fitted with convenient shelving, this works perfectly in this space and can easily be folded away if only needed as an occasional guest room.

A convenient utility room offers plenty of space for laundry appliances and is located off the kitchen and forms part of the converted garage. Half of the garage has been divided to create a home office; the division could be removed to create one large space.



To the first floor one will find two generously proportioned bedrooms and a well-appointed family bathroom with high quality Keuco fittings, natural stone tiles bring a neutral finish and complement the whitewashed walls.

The main dual aspect bedroom is particularly large and benefits from a walk-in wardrobe and a luxury ensuite bathroom with quadrant shower backed with contemporary aqua panels and fired earth mosaic tiling around the hand basin.

Further accommodation could be explored with a loft conversion (subject to planning)

OUTSIDE

The 90ft walled garden is a credit to the current owners who are keen gardeners. Two Pergolas with established climbers and small trees offer a delicate amount of shade whilst the rest of garden benefits from all day sunshine due to its south westerly position. An array of wonderful shrubs, established fruit trees, and attractive flowers surround the lawn.

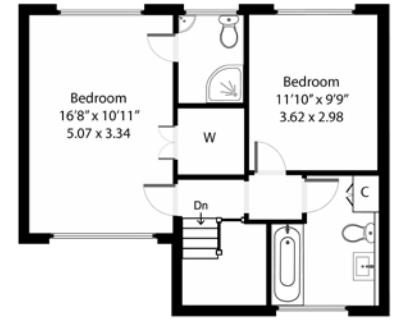
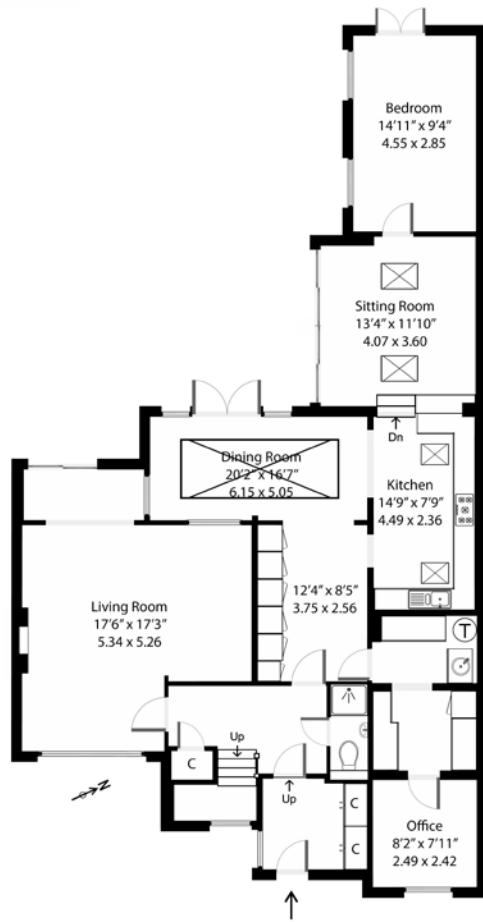
A pathway leads you round the garden to a wildlife pond, vegetable patches, herb gardens and several storage sheds. A greenhouse in the far corner allows the current owners to embrace their love for growing produce and is home to an amazing apricot tree.

There is a side access to the front of the property where one will find a generous amount of parking on the smartly paved driveway which is bordered by raised beds.









TOTAL FLOOR AREA: 1860 sq. ft (173 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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