



Freehold



## Rapsons, The Street, Doddington ME9 0BH

- Delightful Detached 18th Century Period Property
- Sensitively Extended & Improved Throughout
- Four Bedrooms & Three Luxury Bathrooms
- Bursting With Character & Period Features
- One Bedroom Attached Annexe
- Three Receptions & Kitchen Breakfast Room
- Large Driveway & Landscaped Rear Garden
- Six Miles To The Market Town Of Faversham

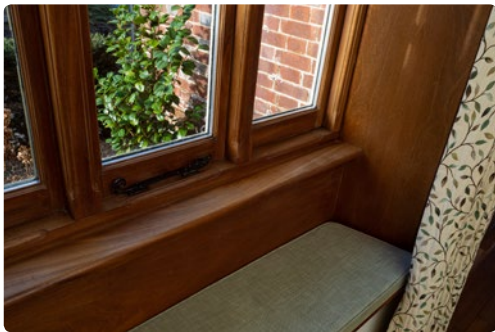
### SITUATION:

Rapsons is set within the beautiful Kentish village of Doddington, which offers a rich and varied history, and incorporates some handsome architecture including Doddington Place Gardens, renowned for its well-kept buildings and grounds. It is also part of the wider Kent Downs, an area of outstanding natural beauty.

The village dates back to the 11th century and is centred around the 14th century Chequers Inn, now owned by the famous Faversham brewery, Shepherd Neame, which is popular for its excellent ales and hot food. The village boasts an award-winning butcher, a garage/petrol station with a shop, as well as a regular bus service to the neighbouring villages and the larger town of Faversham. There are a number of primary schools in nearby villages such as Lynsted, Milstead and Teynham, and the nearest secondary schools are in Lenham and Faversham.

The village is also well positioned for access to the larger towns of Maidstone and Ashford, and for links to both the M2 and M20, which are also nearby. The nearest main line stations are at Lenham and Teynham which are both about four miles away, where trains take as little as 1 hour and 8 minutes to London Victoria.

Faversham is just 6 miles away and is an historic and charming market town which offers a wide variety of shopping facilities including both specialist and national retailers and a bustling market three times a week. It has its own cinema, an indoor and outdoor swimming pool, a cottage hospital and an excellent range of primary and secondary schools, including Faversham's renowned Queen Elizabeth Grammar School. For sailing enthusiasts, the town has a charming tidal creek and quay.



#### DESCRIPTION:

A delightful four-bedroom detached property which dates back to the 18th century and is situated in the heart of the picturesque village of Doddington.

Rapsons has been generously extended and improved over the years, and now offers over 2100 sq.ft of characterful accommodation, which incorporates an attached one bedroom guest annexe.

The current owners have sensitively restored original brickwork, replaced most windows to replicate the originals and enhanced the property to deliver a wonderful balance of modern convenience and period charm.

The property is bursting with original features including an ingle nook fireplace and exposed beams. The façade is equally distinctive with a combination of flint, brick and a splendid Kent peg roof. Natural materials and fine craftsmanship is evident throughout, rich



oak flooring, and granite stone complement the high specification fixture and fittings

The handsome solid oak front door opens into a vaulted boot room, with tiled flooring, an arched doorway which leads into impressive triple aspect sitting room. Adorned in period features the beamed room has a grand ingle nook fireplace with a bressummer that encompasses a multi fuel stove.

A dining room with patio doors out to the garden sits between the sitting room and kitchen. The kitchen breakfast room has been fitted with an array of wall and floor units which have rich granite work tops and integrate many appliances including a double Neff oven with warming tray. An island creates additional work space whilst there is also access to the gardens breakfast terrace.

A door opens into what could be a guest annexe or an area ideal for a family relative

looking for independence. The downstairs area has direct access to the garden whilst the newly installed oak staircase rises to a charming bedroom which holds views of the garden. The space is complemented by a shower room, perfectly finished with stylish tiles and Aqualisa bathroom fixtures.

The main staircase from the dining room ascends to a galleried landing that leads one to two generously proportioned bedrooms, one of which has a magnificent ensuite wet room which is modern yet full of charm, exposing the beams from the oldest part of the house.

The main family bathroom comprises of a rolled top bath and sink set within a granite work top alongside a walk in shower.



Another set of stairs lead to the loft space, a local joiner has carefully built-in useful storage cupboards on the landing whilst beyond this there is a beautiful, vaulted bedroom with a dormer and Velux windows that offer impressive views over the village.

#### OUTSIDE:

The garden wraps around the property and has been beautifully landscaped making the most of the sunshine at different times of the day.

Rapsons feels peacefully private and has an abundance of decorative shrubs and flowers including a mature wisteria that climbs up the rear of the house.

The breakfast patio can be accessed from both the dining room and kitchen and is the perfect spot to enjoy a cup of coffee whilst the top tier of the garden has been wonderfully landscaped offering topiary hedging and mature shrubs and flowers.

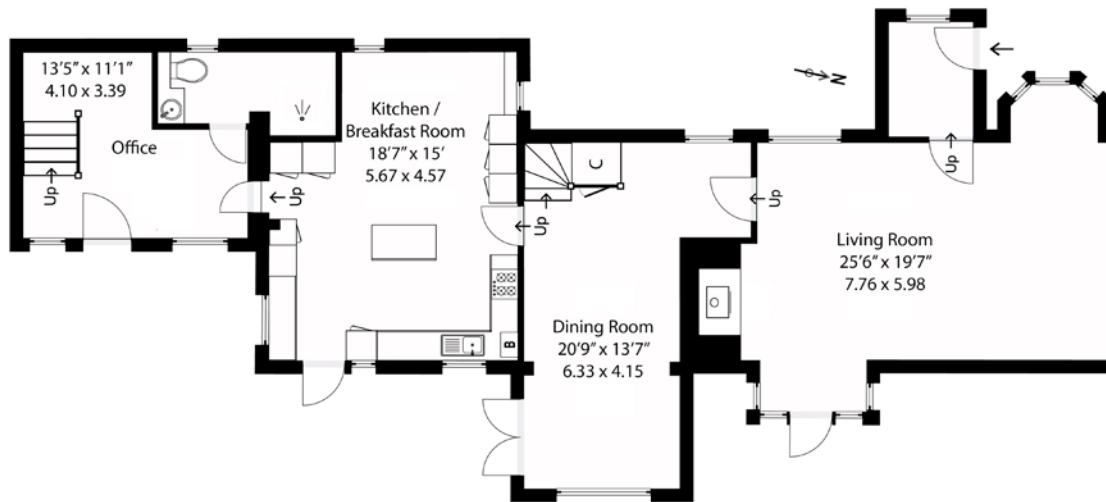
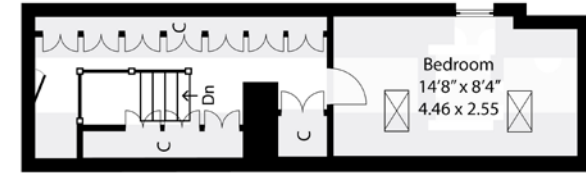
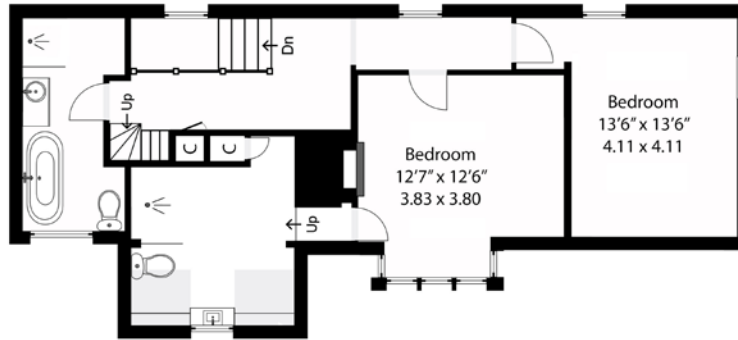
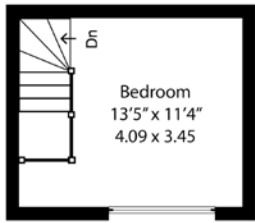
To the right there a potting shed and workshop which is tucked away behind some attractive hedging.

The driveway can be accessed via the garden and provides parking for several cars, an attractive garden with young trees sits beyond the drive.









TOTAL FLOOR AREA: 2123 sq. ft (197 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
Private drainage and all other services are connected.

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