



Freehold



Lime House, Hidden Meadow, St. Anns Road, Faversham ME13 8FA

- Spacious Detached Town House
- Five Bedrooms & Three Bathrooms
- Annexe Potential On The Ground Level
- Charming Sitting Room With Wood Burning Stove
- Raised Decked Balcony In Addition To An Established Garden
- Gated Driveway & Integral Garage
- Enchanting Location Close To The Town Centre
- Short Walk To The Train Station With Direct Links To London

SITUATION:

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 numerous pubs and restaurants.

It has a good 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 approximately 10 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 good selection of primary and secondary schools and excellent leisure facilities.



DESCRIPTION:

Built in the late 1990's Lime House is in a convenient location just a short stroll from the town centre and train station yet set within an enchanting spot surrounded by trees and nature. This five bedroomed town house has seen many improvements over the years including rich oak flooring, bespoke window shutters and a new ensuite shower room, it offers over 1500 sq.ft of spacious and versatile accommodation over three floors. There is an opportunity to make further enhancements, and the potential to convert the ground floor to an annexe ideal for a relative.



Steps rise to the main entrance which sits elevated over the pretty close, the door opens into a large entrance hall with stylish cloakroom. Oak flooring and fine decor flows throughout this level. To the left there is a magnificent dual aspect sitting room which has been fitted with a Chesney wood burning stove and solid wooden shutters.

A double doorway leads one through to an elegant dining room which has bespoke fitted cupboards. There are French doors that open onto a splendid balcony which runs across the entire property, this feels private and peaceful and is a wonderful extension to the dining area.

Adjacent to the dining room there is a gloss kitchen which integrates a double Smeg oven, and butler sink, this is further enhanced by oak work tops and a breakfast bar.

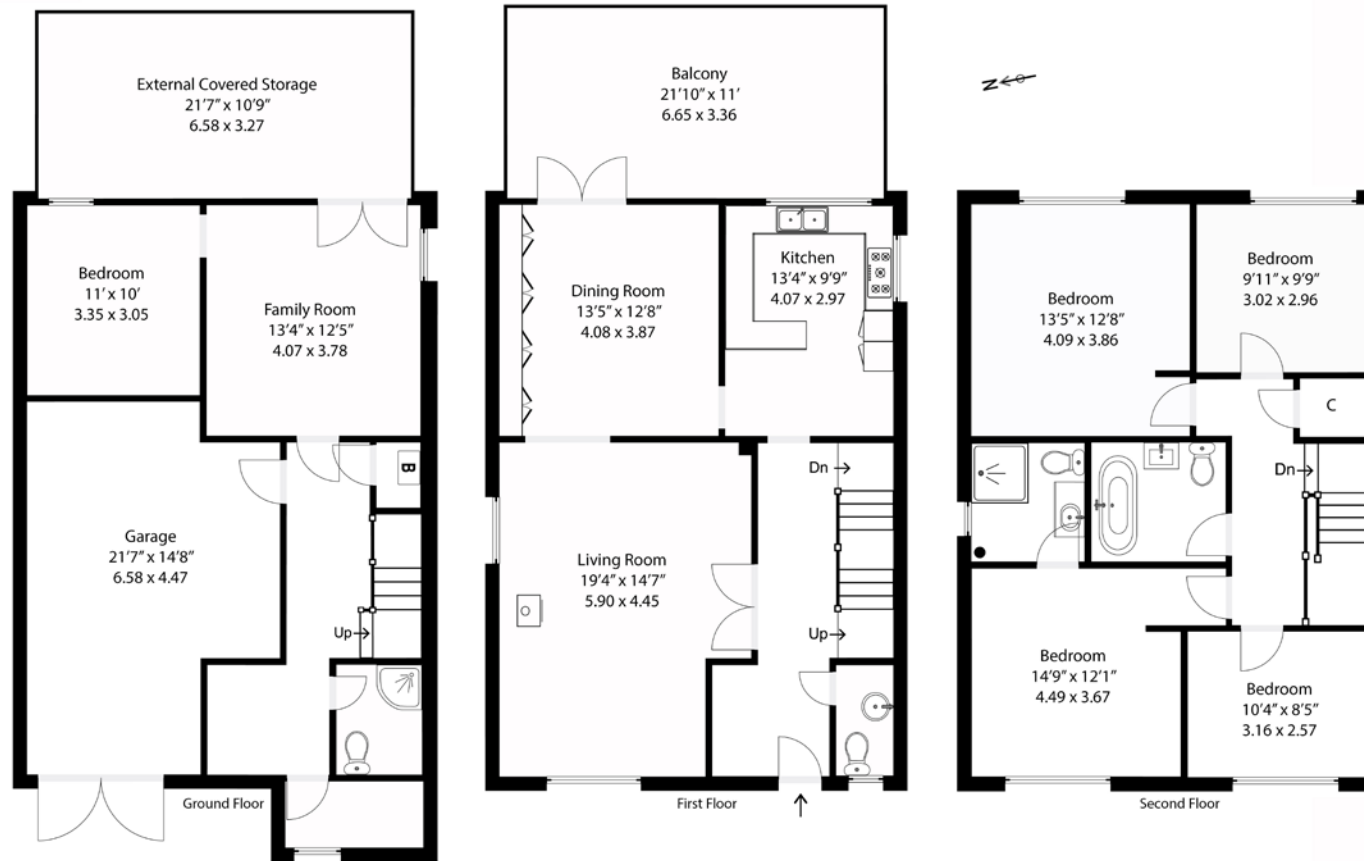
To the first floor there is a galleried landing with linen cupboard this leads to four generously proportioned bedrooms and a well-appointed family bathroom with free standing bathtub.

The main bedroom benefits from a newly installed ensuite shower room, which has an Aqualisa rainfall shower and has been finished with striking blue tiles. The loft can be accessed via the landing and runs the full width of the house, with an expanse of storage.

The ground floor has a utility area, bathroom and two separate rooms, one could be a reception whilst the other a double bedroom. There is potential for the space to be converted to an annexe as there is access from the rear garden or the garage, ideal for a relative or a holiday let.

OUTSIDE:

Hidden meadow is a gated development of just four houses built in the late 1990's, from St Ann's Road there is a gated lane that leads down to Lime House. This has its own gate with a driveway for several cars, there is access to garage and steps that rise to the main house. The garden wraps around the side of the house and is an enchanting space that feel private and peaceful. There is an abundance of mature trees and established shrubs, several seating areas have been arranged over different levels. The decked balcony runs the full width of the house and is a wonderful addition to the garden.



TOTAL FLOOR AREA: 1831 sq. ft (171 sq. m)
 HOUSE: 1556 sq. ft (145 sq. m)
 GARAGE: 275 sq. ft (26 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All main services are connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD
 01227 752617 | gatehouse@foundationproperty.co.uk | foundationproperty.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

