



FOUNDATION

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5 Preston Malthouse, St Johns Road, Faversham ME13 8EZ

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



5 Preston Malthouse, St Johns Road, Faversham ME13 8EZ

- Magnificent Period Malthouse Conversion
- Two Double Bedrooms & Modern Bathroom
- Open Plan Living Area With French Doors
- High Specification Kitchen Recently Installed
- Elegant Décor & Fine Amtico Flooring Laid Throughout
- Additional Reception On Mezzanine Level
- Off Road Parking & Delightful Roof Terrace
- A Moments' Walk To The Town Centre & Train Station

SITUATION:

The property is beautifully positioned just moments from the town centre, train station and recreation ground, which is a gated park, with a coffee shop, tennis courts, and children's play area.

The quayside also a short walk away, has a small selection of eateries, wine bars, a café and an excellent Italian restaurant. The quayside opens into stunning marshland with an array of waterside walks, leading to Graveny and Whitstable.

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, and a museum. There is an array of Shepherd Neame pubs, coffee shops, international restaurants and the popular Macknade farm shop/café.

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:

Preston Malthouse dates back to the mid 1800's, and was converted into residential dwellings in 1985, it has since seen numerous improvements by the current owner who evidently has a flair for interior design and embraced the properties heritage, yet lovingly modernised to create a contemporary living space close to Faversham town centre.

The Malthouse offers over 900 sq.ft of beautifully appointed accommodation set over three floors, the layout is unique and perfectly proportioned, with an impressive open plan living area that embraces the light and energy from the south facing garden.

The front door opens into an entrance hall with newly laid Amtico flooring, neutral decor and contemporary anthracite column radiators, this sets the scene as this high spec finish flourishes throughout.

On the ground floor there are two double bedrooms which are illuminated with natural

light from the new roof windows. There is a well-appointed family bathroom, which has been stylishly finished with metro tiles that surround the shower over bath, a wooden vanity unit with inset basin.

Stairs ascend to the first floor where the living area has been arranged around the galleried landing and has magnificent, vaulted ceilings. A wall has been removed to create an open plan layout, and light floods through from the windows, french doors and overhead velux.

The kitchen has been fitted by Roots, a local company and designed by Hacker who deliver high specification craftsmanship which is sleek and contemporary. Many appliances have been integrated including waste bins, dishwasher, a steam oven, Induction hob, larder and Quooker boiling tap.

The area is finished with slim line quartz work tops and is complemented by a granite topped breakfast bar.

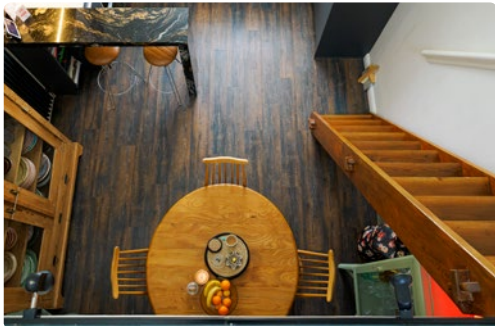
Although the area is open, there is clearly defined areas for dining and relaxing, the sitting room flows directly onto the roof terrace which enjoys a southerly aspect.

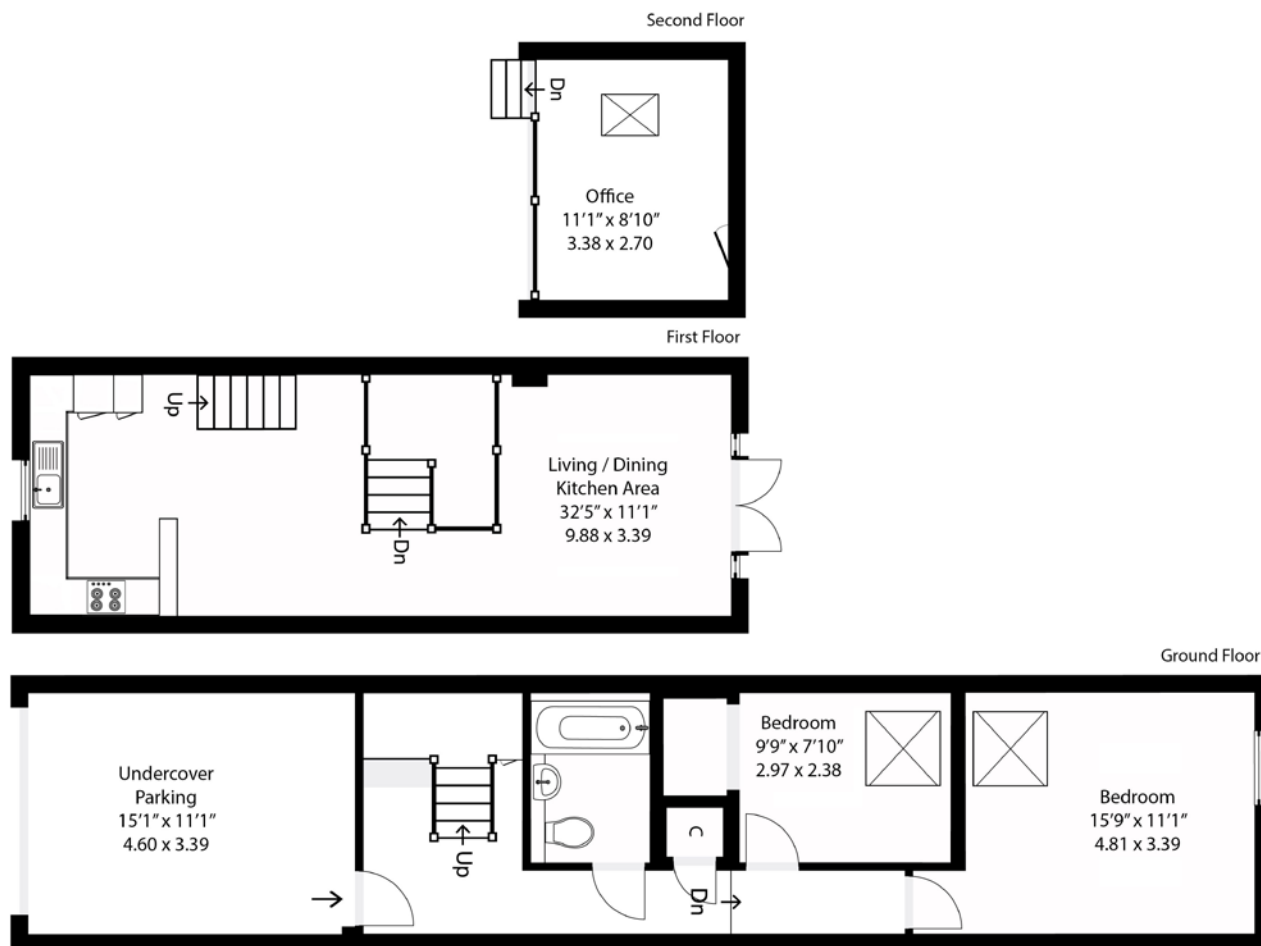
The first floor is further enhanced by a mezzanine level, currently used as a home office but could become a reading nook or art room.

OUTSIDE:

To the front of the property there is a communal walled area, with attractive shrubs set within high beds that border the driveway, this leads to visitor bays and allocated integral parking at each property.

The Malthouse has a splendid terrace which is accessed from the main living area via the French doors. The garden is set upon a newly laid fibreglass roof, and is a charming space to entertain, making the most of the sunshine.





TOTAL FLOOR AREA: 916 sq. ft (85 sq. m)



EPC RATING
C



COUNCIL TAX BAND
C



GENERAL INFORMATION
All main services connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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