



The Old School, London Road, Dunkirk ME13 9LF

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



The Old School, London Road, Dunkirk ME13 9LF

- Grade II Listed School Conversion
- Bursting With Period Features
- Vaulted Ceilings & Arched Windows
- Magnificent Open Plan Family Room
- Wood Burning Stoves & Underfloor Heating
- Four Bedrooms & Three Luxury Bathrooms
- Over An Acre Of Grounds & Enchanting Woodland
- Equestrian Facilities - Paddocks, Stables & Tack Room

SITUATION:

The Old School is situated in the popular village of Dunkirk. It is perfectly located central to Faversham, Whitstable and Canterbury, all of which are approx. six miles away. Dunkirk has a new village hall, two garden centres, a farm shop and the Red Lion public house. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent traders as well as well-known brands and three times a week the town has a bustling market. The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema, and a large recreation ground.

The nearby cathedral city of Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries.



DESCRIPTION:

A magnificent, grade II listed Victorian school conversion that has been lovingly restored and creatively enhanced to offer a spectacular family home. The School House has almost 3000 sq.ft of accommodation and occupies over an acre of private gardens, paddocks and woodland, which includes an array of outbuildings and equestrian facilities.

The house dates back to the early 1800's and much of the building was derelict before the current owners took it through a comprehensive programme of renovation and preservation, with a painstakingly meticulous degree of fine craftsmanship and attention to detail.

Original features have been exposed and flourish throughout the magnificent, vaulted rooms, whilst modern bathrooms, a quality kitchen and fine decor deliver a contemporary finish.



Every effort has been made to ensure the property is energy efficient by installing a brand-new central heating system which includes underfloor heating, which is partially supported by the wood burning stoves.

An arched oak door sits central to the property and opens into a beautiful entrance lobby with plenty of room for shoes and coats. This in turn opens into the spectacular vaulted family room which has been dramatically transformed from a school hall and classroom into a triple aspect, open plan living area which flooded with light from the beautiful, tall arched windows.

The kitchen has been configured at the front of the house and incorporates curved wall and floor units that surround the free standing kitchen appliances upon flagstone tiles. The space is further enhanced by quartz work tops and a huge island/breakfast bar.

Original bi-fold wooden doors create division between the kitchen and the dining area whilst solid oak parquet flooring has been laid throughout this area. The current owners have creatively designed the room to allow for dining and relaxing with two wood burning stoves at either end which also assist the underfloor heating.

A doorway opens into what would have been the school's cloakroom hallway, with original chequered quarry tiles lining the flooring and leading one to what would have been some of the classrooms, this has now been renovated into generously proportioned bedrooms, an office, and a luxury bathroom.

Part of this side of the building was rebuilt, however the windows are perfect replicas and the brickwork blends well to the existing.



The well-appointed family bathroom has been finished with Moroccan patterned floor tiles which complement the white metro wall tiles. The suite offers a free-standing bathtub alongside a large walk in shower with traditional style rainfall shower.

A vaulted bedroom at the front of the property has an ensuite bathroom as well as the principal bedroom which is a dual aspect abode with vast vaulted ceilings, en-suite shower room and fitted wardrobes.

OUTSIDE:

The School House occupies over an acre of grounds, to the side there is ample parking that leads to detached garage and wooden workshop, whilst beyond this there is two paddocks, a chicken coop, enchanting woodland alongside stables and tack room.

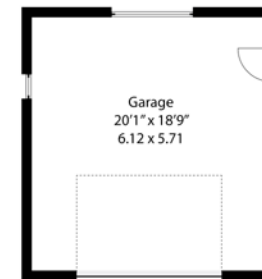
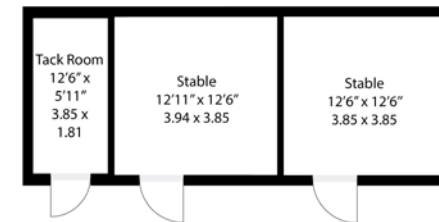
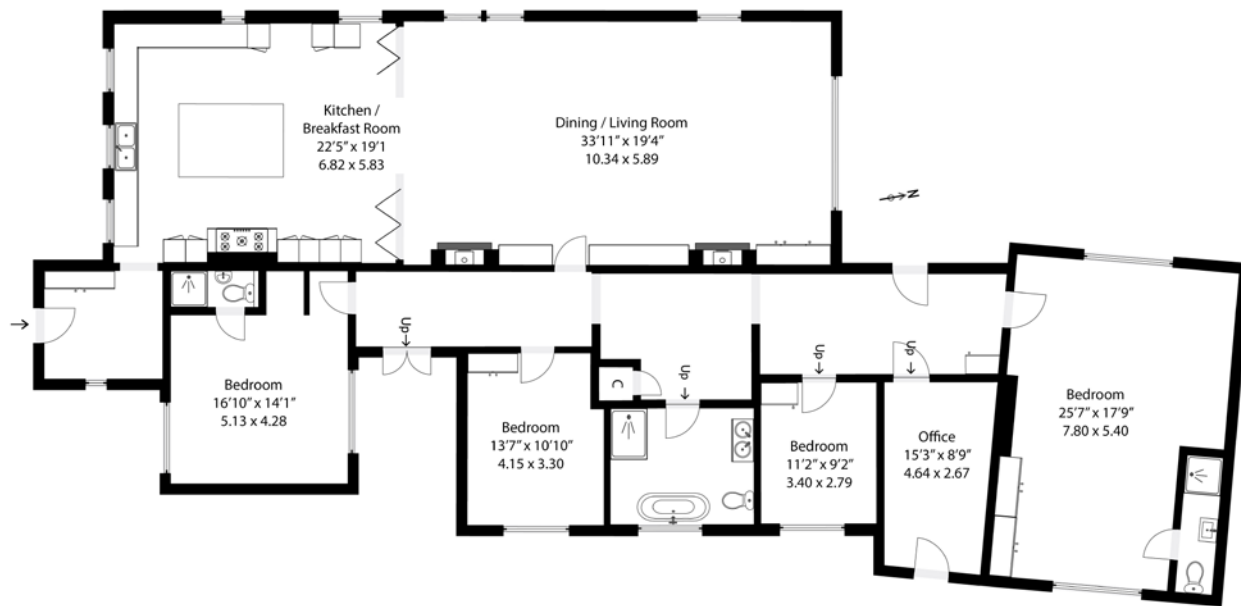
From the school, a patio courtyard is the perfect sun trap and a great place to enjoy alfresco dining, this leads onto a gated lawn area which is bordered by an array of established shrubs.

The owners have done a wonderful job preserving and renovating such a beautiful building, the façade has been fully re-pointed and is a wonderful contrast to the slate roof, flint work and stunning windows.









TOTAL FLOOR AREA: 3599 sq. ft (335 sq. m)
 HOUSE: 2817 sq. ft (262 sq. m)
 OUTBUILDINGS: 782 sq. ft (73 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All services are mains connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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