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9 Mummery Court, Painters Forstal, Faversham ME13 0ES

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



9 Mummery Court, Painters Forstal Faversham ME13 0ES

- Charming Semi-Detached Residence
- Four Bedrooms & Two Bathrooms
- Two Receptions & Recently Installed Conservatory
- Kitchen Breakfast Room With New Appliances
- Integral Garage With Potential To Convert STPC
- Exceptionally Energy Efficient
- Beautifully Landscaped Garden With Summer House
- Set Within A Quiet Village Moments From Lorenden Park

SITUATION:

Mummery Court sits within walking distance of the local pub, The Alma, and Lorenden park which offers an array of beautiful walks and woodland it is also home to the popular independent preparatory Lorenden school. The village of Ospringe is located on the edge of the Kent Downs. The centre of the market town of Faversham is about two miles away and the cathedral city of Canterbury approx. twelve miles. The village has a well regarded Church of England primary school and the local church is St. Peter and St. Paul.

The parish encompasses nine hamlets, the major one being Painters Forstal, which is home to Lorenden Preparatory School, whilst other local primary schools include the outstanding Sheldwich Primary School. The parish is part of an Area of Outstanding Natural Beauty and has several conservation areas as well as roadside nature conservancy areas within its boundary. Mixed agriculture is the main activity of the area and there are still some hop gardens in use.

The charming market town of Faversham nestles between the rural beauty of the rolling downs and the sweeping flatlands of the North Kent marshes. 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 which is approx. 48 miles, the Cathedral City of Canterbury (approx. 9 miles away) and the Kent coast.

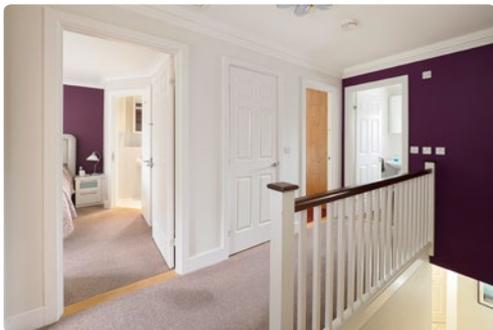


DESCRIPTION:

A charming semi-detached four bedroomed property which has been vastly improved over recent years with the installation of contemporary window shutters, an array of updated kitchen appliances and striking traditional column radiators. The property offers over 1600 sq.ft of space which includes the attached garage which could be converted to offer additional living space or a small annexe. STPC.

The current owners have beautifully landscaped the rear garden to offer an enchanting outside space which has an abundance of established shrubs and young trees. The space is further enhanced by a wooden summer cabin, outdoor lighting and a recently installed double glazed conservatory.

Every effort has been made to ensure the property is energy efficient, with LED lighting, good insulation, double glazing throughout and a gas central heating system.



The UPVC front door opens into an entrance porch with plenty of space for coats and shoes, this in turn opens into a bright and airy entrance hall which has a stylish cloak room and stairs to the first floor.

To the right of the hallway there is a splendid dual aspect sitting room with a stove set within an attractive mantle. The sitting room flows into the dining area which can be left open or closed off with wooden French doors, this is complemented by a recently installed double glazed conservatory which has sliding doors to the garden.

The kitchen breakfast room has been fitted with an array of gloss units complemented by wood effect work tops, appliances are integrated and have all recently been upgraded and include brand new oven, dishwasher, and fridge freezer. The space is further enhanced by a utility room which has plenty of room for laundry appliances, there is access to the garden and garage.

To the first floor one will find four generously

proportioned bedrooms and a well-appointed family bathroom. One of the bedrooms is configured as an office with built in storage and is ideal as a hobby room or working from home. The main bedroom benefits from an ensuite shower room and views of the countryside beyond.

OUTSIDE:

The garden has been transformed and beautifully landscaped with a sandstone patio directly off the conservatory, which provides space to enjoy your morning coffee underneath the electric canopy.

To the rear of the garden there is high quality composite decking which is the perfect spot for alfresco dining, it sits adjacent to the wonderfully appointed summer cabin which has electric and lighting.

To the front of the property there is a driveway which leads to the integral garage, which could be converted into additional living space STPC.



TOTAL FLOOR AREA: 1614 sq. ft (150 sq. m)
 HOUSE: 1446 sq. ft (134 sq. m)
 GARAGE: 168 sq. ft (16 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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

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