



Freehold



Pelynt, Newnham Lane, Newnham ME9 0LH

- Charming Detached Bungalow
- Three Bedrooms & Two Bathrooms
- Versatile & Spacious Accommodation
- Bi-fold Doors Off The Dining Room
- Potential To Make Further Enhancements
- Landscaped Established Rear Garden
- Driveway & Garage With Opportunity To Convert
- Set Within The Charming Village Of Newnham

SITUATION:

Pelynt is situated in a wonderfully rural setting, on a little country lane, surrounded by rolling countryside with plenty of footpaths and bridleways, making this an ideal area for those who enjoy outdoor pursuits. The village of Newnham and nearby Doddington both date back to the 11th century. Newnham has a Medieval church, a village hall and a public house, The George Inn. Doddington is only 1 mile from Newnham and is centred around the 14th century Chequers Inn, an award-winning butcher, a garage/petrol station with a shop. There are several primary schools in nearby villages such as Eastling, Ospringe and Milstead, with a private prep school in Painters Forstal, and the nearest secondary schools are in Faversham and Sittingbourne and there are excellent private schools in Canterbury. The charming nearby market town of Faversham offers a wide range of high street shops and independent retailers in 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 is known for being the home of England's oldest brewer, Shepherd Neame and hosts the annual hop festival. 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 sought after seaside town of Whitstable is situated just nine miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous pubs, restaurants, excellent water sports and good leisure facilities.



DESCRIPTION:

A charming 1960s built detached bungalow set within the popular village of Newnham just a few miles from the Market town of Faversham.

Pelynt is a perfectly proportioned three-bedroom, steel framed, bungalow, with a particularly versatile and spacious layout, it offers the opportunity to make further enhancements.



The current owners have made many improvements including landscaping the walled garden, installing bi-fold doors and ensuring the property is energy efficient by installing new loft boards and insulation and low energy lighting. Plumbing for a water softener has also been installed.

There is over 1000 sq.ft of bright and airy accommodation which is currently set up as a two bedroomed property with two bathrooms, two reception rooms and a 19 ft kitchen breakfast room.

The kitchen could be relocated into the dining room creating a large family room overlooking the garden, with a sitting room adjacent which would also enjoy views of the garden.

There is a fully glazed door that opens into an entrance hall, with wood flooring which has been laid diagonally and leads to all main rooms.

To the right one will find a sitting room with gas fireplace and views to the front of the property through the lead diamond windows. Adjacent to the sitting room is a 19ft kitchen breakfast room which has been fitted with an expanse of units which integrate a stainless-steel sink, an oven, gas hob, fridge freezer, pull-out pantry and breakfast bar. There is access to the side of the garden via a stable door whilst the window overlooks the front garden.

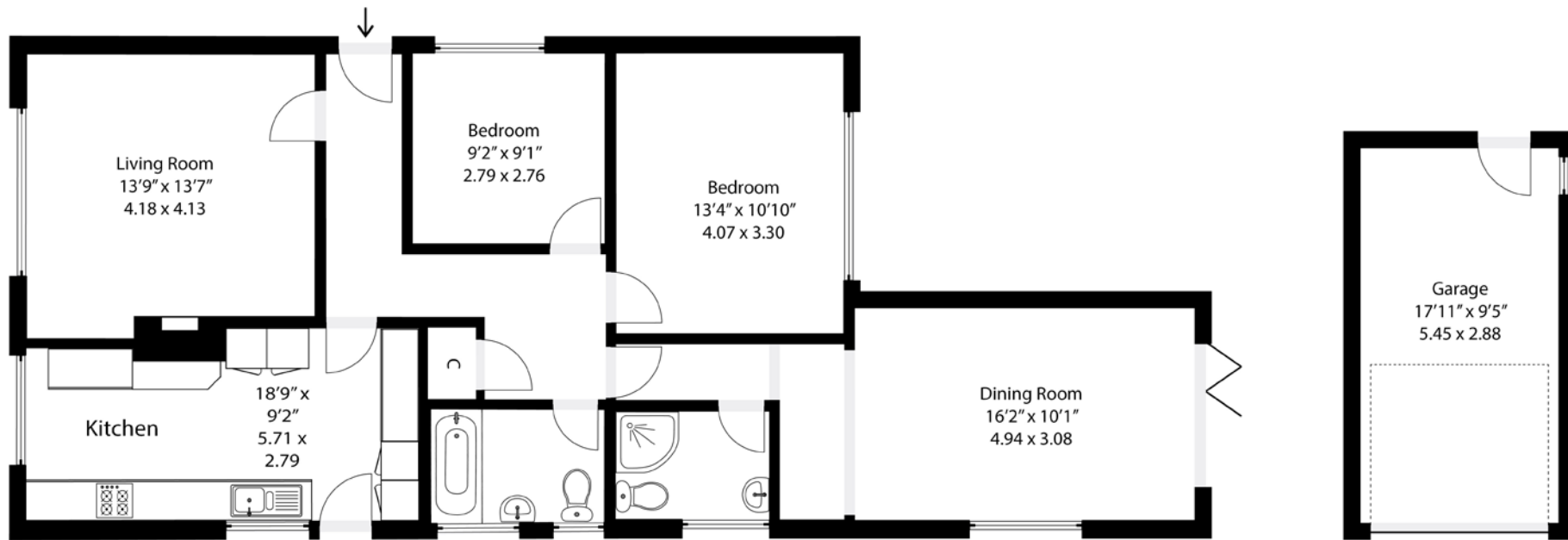
There are two double bedrooms and two

bathrooms, one fitted with a bath whilst the other has a corner shower. The dining room forms part of the extension added in the 1980's this could be a third bedroom or would be the perfect kitchen diner overlooking the garden through the bi-fold doors.

OUTSIDE:

The garden has been recently landscaped and includes an Indian sandstone patio bordered by wooden sleepers, there is an abundance of established shrubs framing the well-kept lawn. There is a small wooden shed with shelving which has electricity and has been used as an office/hobby room and there is also a useful garden shed for tools etc.

A large, detached garage sits at the foot of the driveway and has the potential to convert into a home office or small guest annexe. STPC



TOTAL FLOOR AREA: 1206 sq. ft (112 sq. m)
 HOUSE: 1037 sq. ft (96 sq. m)
 GARAGE: 169 sq. ft (16 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 Private drainage & mains gas

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

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