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Oakwell Cottage, Church Hill, Hernhill ME13 9JX

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



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- Enchanting Victorian Cottage
- Three Bedrooms & Two New Bathrooms
- Bursting With Period Features
- Wood Burning Stove & Victorian Fireplaces
- Two Reception Rooms & Study
- Recently Installed Kitchen & Utility Room
- Landscaped Front & Rear Gardens
- Opportunity To Lease Extra Land

SITUATION:

Situated in the picturesque village of Hernhill, nestled within some beautiful countryside with outstanding views over the surrounding orchards and rolling farmland.

The village itself lies approximately three miles to the east of Faversham and only seven miles from the cathedral city of Canterbury and has a picturesque village green, overlooked by a fifteenth century Church of St Michael and the historic Red Lion public house. The village is also served by another pub, The Three Horseshoes, and an outstanding primary school.

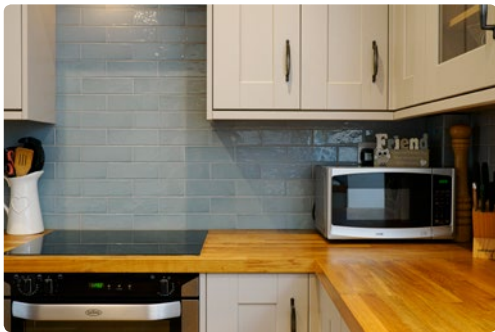
Nearby Blean Woods, which have been designated a Site of Special Scientific Interest, cover more than eleven square miles are ideal for a peaceful walk. The next closest village is Boughton-under-Blean, who benefits from another good primary school, a post office, a village store, several pubs and a restaurant. Hernhill is also close to the A2

which gives easy access to the motorway network for both London and the coast.

The nearby town of Faversham offers a far wider range of shopping, leisure, and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. A wider selection of state, grammar and private schools can be found and Canterbury and both Faversham and Canterbury have mainline stations with a high speed link to London St Pancras.

The bustling seaside town of Whitstable is approximately five miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside



DESCRIPTION:

An enchanting three bedroomed Victorian cottage, situated in the heart of Hemhill village which is surrounded by beautiful countryside.

The property has been significantly improved by the current owners who have creatively enhanced the cottage with brand new bathrooms, a high specification kitchen, new windows and a fully landscaped front and rear garden.

A great deal of time and attention to detail has gone into the refurbishment, with fine décor and restoration of period feature bringing the property back to its original charm. One will find an abundance of character which includes latch key doors, exposed panelling, Victorian fireplaces, and stripped pine doors.

The property also has an opportunity to rent an extra piece of land, which would offer an allotment plot with raised beds, a workshop,

and several parking spaces, this would be available to the new buyer at a small monthly charge. Approx. £10

The facade is typical of a property built in the late 1800's with exposed decorative brickwork, sash windows which sit symmetrically to the front door and a picket fence which surrounds the attractive front garden, from which there is potential to create a driveway.

Characterful reception rooms sits either side of the stairwell, the sitting room to the right has an exposed brick wall and a wood burning stove which is nestled beneath an oak bressummer, whilst to the left there a bright and airy dining room with rich panelling, engineered oak flooring and a Victorian cast iron fireplace.

This room has been opened into the newly installed kitchen which has an array of wall and floor units finished with oak work tops

and pale blue metro tiles, which complement the panelling in the dining room. All main appliances are integrated and include a dishwasher, washing machine, induction hob, and oven.

The kitchen is further enhanced by a utility room with French doors to the garden, this also leads to the home office/gym, which has been configured in the extension added in the early 2000, the downstairs space is complemented by a newly installed shower room.

To the first floor one will find three bedrooms and a beautifully appointed family bathroom with a traditional styled suite finished with stylish tiles and shower over bathtub. The two bedrooms at the front of the property are both double and have cast iron fireplaces.







OUTSIDE:

The rear garden has been landscaped to incorporate several seating areas, with raised decking, artificial grass and a patio area which houses a hot tub which could be left with the sale of the property. This in turn leads back to the front garden yet is perfectly enclosed by secure fencing and raised borders created by sleepers.

The front garden is flourishing in colour with pretty flower beds and lawn bordered by a picket fence and gate leading to a gravelled pathway.

There is a plot of land at the rear of the house, which can be leased for £10 a month on a peppercorn rent agreement. This would include several parking spots, a workshop and an allotment with raised beds.





TOTAL FLOOR AREA: 1084 sq. ft (101 sq. m)



EPC RATING
E



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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