



44 Conyer Quay, Conyer, Kent, ME9 9HR

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



44 Conyer Quay, Conyer, Kent ME9 9HR

- Versatile Three Storey Town House
- Beautifully Presented & Improved
- Views Over The Marina
- Living Room With Balcony
- Stunning Open Plan Kitchen/Dining Room
- Guest Accommodation On Ground Floor
- Three Further Bedrooms Plus Office
- Wonderful Views Over Paddocks To The Rear

SITUATION:

Conyer is a picturesque Creekside hamlet five miles from the medieval market town of Faversham. Situated on the Swale, it offers two marinas (both with mooring options and one with a cruising club and clubhouse facilities) and the welcoming Creekside Ship Inn, a superbly renovated village pub and eatery serving classic traditional fare.

Surrounded by farmland and orchards, Conyer is popular with ramblers following the historic Saxon Shore Way, sailors, photographers and bird watchers. It is approx. 20 minute walk to Teynham Village with its handy convenience stores, post office, primary school and railway station (with a service to London). Rail travellers are also well served by mainline stations at Faversham (for Kent's coastal resorts) and Sittingbourne (regular commuter services to London's Victoria and a fast service to St. Pancras International).

Faversham has a wide choice of supermarkets, restaurants, individual shops and leisure facilities. There are three markets a week in the cobbled town square beside the ancient Guildhall. Community attractions include the famous annual Hop Festival (the town holds the oldest brewery in the country) and a magnificent weekend-long classic car show. On the outskirts of the town, Brogdale 'The Home of the National Fruit Collection' stages regular events celebrating Kent as the fruit producing Garden of England.

Both Faversham and Sittingbourne boast high-achieving grammar schools. The cathedral city of Canterbury; Margate, home of its Turner Gallery; and trendy Whitstable, renowned for its oysters and interesting mix of shops, are short journeys away. Thanks to Eurostar, the 'Shuttle' and cross-Channel ferries, the Continent is virtually on your doorstep.



DESCRIPTION:

This versatile four-bedroom terrace house has a bright and airy feel, with enviable views of Conyer Creek to the front and rolling paddocks behind. The driveway parking and a low maintenance rear garden make this a wonderful residence or a superb weekend getaway.

Built in the 1970s and set over three floors this town house has a cool contemporary feel, with light wood effect laminate flooring in the open plan kitchen dining space, stripped wooden doors and a stylish wood clad feature wall in the entrance hall.

A part glazed UPVC door, sheltered from the elements, opens into an elegant, light entrance hall, with a useful office/additional bedroom to the left with French doors access the front garden/drive. Stairs rise to the first floor, with a handy understairs cupboard. Beyond this a generous ground floor double bedroom benefits from built in storage and ensuite shower room.



To the first floor one enters a wonderful open plan kitchen diner. The natural wood of the worktops and central island and the pastel palette of the tiled splash back compliment and enhance the feel of this bright open space. Fridge freezer, oven, four ring gas hob, washing machine and dishwasher are all integrated and a stainless steel one and a half sink sits in front of a window with idyllic views across the paddocks to the rear. There is a dual aspect dining area, with a full glazed door giving access to the garden.

From the kitchen towards the front a stripped wooden door opens into a characterful, spacious and light living room. This peaceful room has a floor to ceiling bay window and splendid balcony with views out towards Conyer Creek.

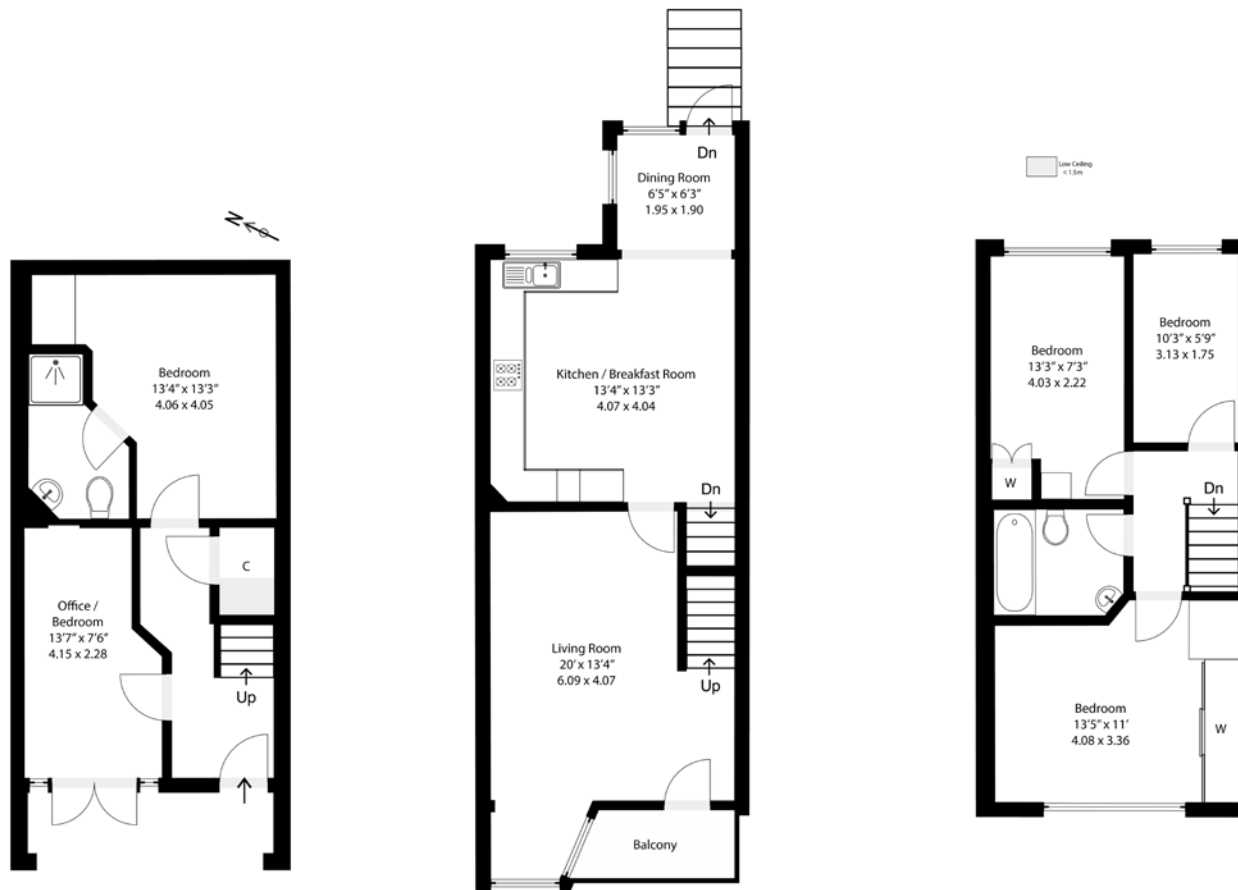
From the carpeted living room stairs rise up to the second floor where there are a further three bedrooms. The largest room to the front has quirky storage shelving and mirrored

built in wardrobes, along with wonderful views of the creek and countryside beyond. Two further bedrooms look out across the paddocks to the rear of the house. A family bathroom sits nestled between these and the front bedroom.

OUTSIDE:

To the front of the property there is driveway parking for two cars. A shingle border with low tree sits to one side and the balcony provides a useful covered area above the entrance and is a fantastic place to sit and watch the sunset.

The shingled, low maintenance rear garden is approx. 40 ft long with established shrubs to either side providing privacy. A picket fence runs across the rear providing a lovely open feel and wonderful view of the paddocks beyond. Towards the house, steps rise up to the kitchen diner, next to this is an area for gas bottles and an outside tap.



TOTAL FLOOR AREA: 1227 sq. ft (114 sq. m)



EPC RATING
E



COUNCIL TAX BAND
D



GENERAL INFORMATION
Mains Drainage & Mains Electric. Calor gas bottles used for gas hob & boiler.

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