



Freehold



## 15 The Mount, London Road, Faversham ME13 8TH

- Charming Grade II Listed Cottage
- Exposed Beams & Sash Windows
- Characterful Open Plan Living Area
- Two Bedrooms & Upstairs Bathroom
- Private Walled Garden & Outbuilding
- Allocated Parking Space
- Rural Walks On Your Doorstep
- Short Walk To The Market Town Of Faversham

### SITUATION:

The property is conveniently situated in the King Georges Park, which enjoys an excellent location surrounded by countryside, yet within easy walking distance of Faversham's mainline railway station and the thriving medieval town centre.

The charming market town of 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.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.



DESCRIPTION:

A charming grade II listed cottage set within the grounds of a converted Manor House, which was renovated and divided into several apartments around 2008.

The property itself is bursting with character and flourishing in period features such as intricate wooden framed sash windows, exposed beams and beautifully pointed brickwork. There are two bedrooms and a bathroom to the first floor which is balanced well with the open plan living area found on the ground floor.

The property sits within the King Charles gated park which is a valuable green space within the community and just a moment from an abundance of rural walks, yet a short stroll to the mainline train station and market town centre.



Benefitting from its own private walled garden and allocated parking, the cottage is unique and exceptionally desirable, especially as it also has access to enchanting communal gardens where residents can gather.

The façade is particularly attractive with timber framed sash windows sitting to either side of oak front door, the intricate brick work has been beautifully pointed blends well with the pale render of the manor house.

The dual aspect living area has wood effect flooring, with an open plan layout, the kitchen has country style units set around a butler sink and integrated appliances. An open staircase leads to the first floor where one will find two double bedrooms and a well-appointed bathroom.

There is an enchanting curved walled garden which is mainly laid to lawn interspersed with attractive shrubs and enclosed by a picket fence. There is a characterful outbuilding with pitched roof and attractive tiled floor, we believe this was an outside toilet it now works well as a small workshop/storage.

There is an allocated parking spot opposite the cottage as well as visitor parking in the King Charles Park.

AGENTS NOTE:

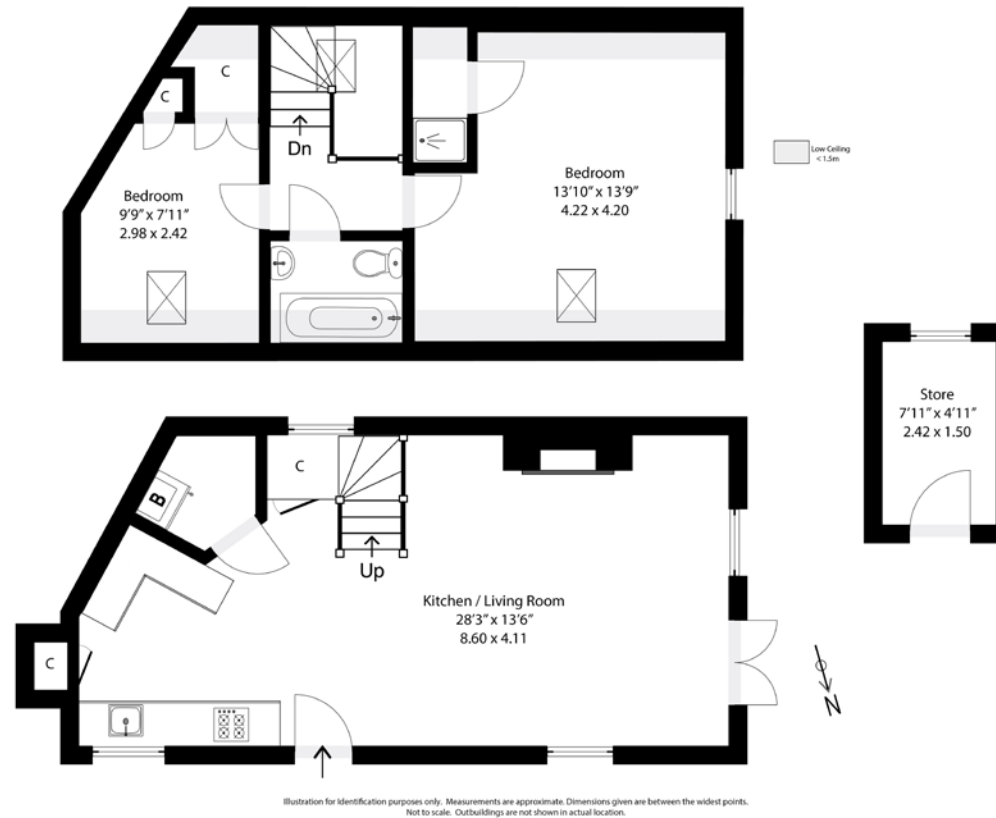
We believe from the vendor there is 125 years remaining on the lease from 2008.

There is a monthly service charge of approx. £183 and an annual ground rent of £125.

OUTSIDE:

15 The Mount, London Road, Faversham, Kent, ME13 8TH

Approximate Gross Internal Area (Including Low Ceiling) = 69 sq m / 748 sq ft  
Outbuilding = 4 sq m / 39 sq ft



TOTAL FLOOR AREA: 748 sq. ft (69 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
Lease 125 years from 2008  
£183 service charge per month

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