



Cray Villa, Ospringe Road, Faversham ME13 7LG

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Cray Villa, Ospringe Road, Faversham ME13 7LG

- Imposing Detached Victorian Villa
- Over 2000 Sq.Ft Of Artistically Presented Accommodation
- Renovated To An Exceptionally High Standard
- Three Receptions & Creatively Extended Kitchen Diner
- Opportunity To Extend Or Add Two Storey Annexe
- Four Double Bedrooms & Two Luxury Bathrooms
- Award Winning Loft Conversion With Bespoke Wet Room
- Enchanting 170 Ft Victorian Walled Garden

SITUATION:

The property is conveniently situated in Ospringe Road, which enjoys an extremely central location, within easy walking distance of Faversham's mainline railway station, excellent schools and 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.



An imposing, detached, Victorian villa, dating back to the late 1800's, flourishing in period features, artistic décor and innovative architectural design. The current owners have an eye for detail and a flair for interior design which is evident with the finish of the renovation. With a creative rear extension and award winning loft conversion there is now over 2000 sq.ft of vibrant, beautifully presented accommodation which has been fully renovated and extended using fine craftsmanship, elegant fixtures and a bold palette of F& B colour and designer wallpaper.



Cray Villa occupies a particularly generous plot within an enchanting south facing rear garden, completely encompassed by its own original wall, and reaching over 170 ft long, which is extraordinary, unusual for a period property in the heart of Faversham.

Steps rise to an attractive wooden framed, glass porch, which in turn opens into a lobby area with a handsome front door. The hallway presents a plethora of features with wonderfully high ceilings, a Victorian archway

with intricate corbels, picture rails and a decorative tiled floor.

To the right one will find a formal sitting room which has a feeling of grandeur with its original marble fireplace, stripped floorboards, ornate column radiators, attractive corning, and a large bay window. William Morris wallpaper and curtains adorn the room, creating an eccentric, yet particularly cosy ambience and builds a striking first impression as these features and eclectic styles continue throughout.

The hallway leads to a second reception room with fireplace and windows overlooking the garden, whilst opposite the hallway there is a quirky cloakroom, with exposed panelling, brass fixtures, and Curious Department wallpaper.

The third reception, currently a playroom but could also be utilised as a formal dining room as it leads through to the kitchen which has been extended and designed to incorporate a utility room and an open plan

family space with bi-fold doors opening onto the south facing rear garden. The herringbone laid flooring runs throughout and complements the dark units and quartz work tops. A breakfast bar sits central whilst all main appliances are integrated and include a double oven, fridge freezer, induction hob and dishwasher. There are drawings and planning permission approved to extend the breakfast room into a hexagonal orangery with glass lantern roof.

An elegant balustrade ascends to a galleried landing which leads to four double bedrooms and a well-appointed family bathroom. The bathroom has a walk-in shower and a free-standing Waters bath, it has been finished with attractive tiles, sourced from Seville, and contrasting Borastapeter wallpaper.

The main bedroom has a sash bay window dressed in contemporary shutters, whilst a marble fireplace sits central to the cupboards which are built into the alcoves, these have been adapted by a local joiner allowing them to be used as full depth wardrobes.



The loft conversion has seen a meticulous degree of fine craftsmanship and attention to detail, the spindles on the balustrade have been especially made to replicate those on the main staircase, whilst the room itself is a magical space with dormer windows overlooking the roof tops in the town. Beautiful, reclaimed floorboards enhance the bold décor and intricate joinery which forms a secret doorway leading to a luxury porcelain tiled wet room, with Vitra WC and bespoke glass shower enclosure. The space and design are utterly unique, and a true compliment to the owners and this beautiful villa.

OUTSIDE:

Cray Villa occupies an unusually generous plot of beautiful, landscaped rear gardens enclosed by a Victorian wall. The garden is mainly laid to lawn, interspersed with established shrubs and young trees, there is a hedge which creates division between the main garden and play area at the far end.

At the front of the property, sleepers have been arranged with a variety of greenery and borders the steps that give access to the rear garden. To the left side of the property there is a separate access which brings one to the coat lobby, where there is also access to the basement.

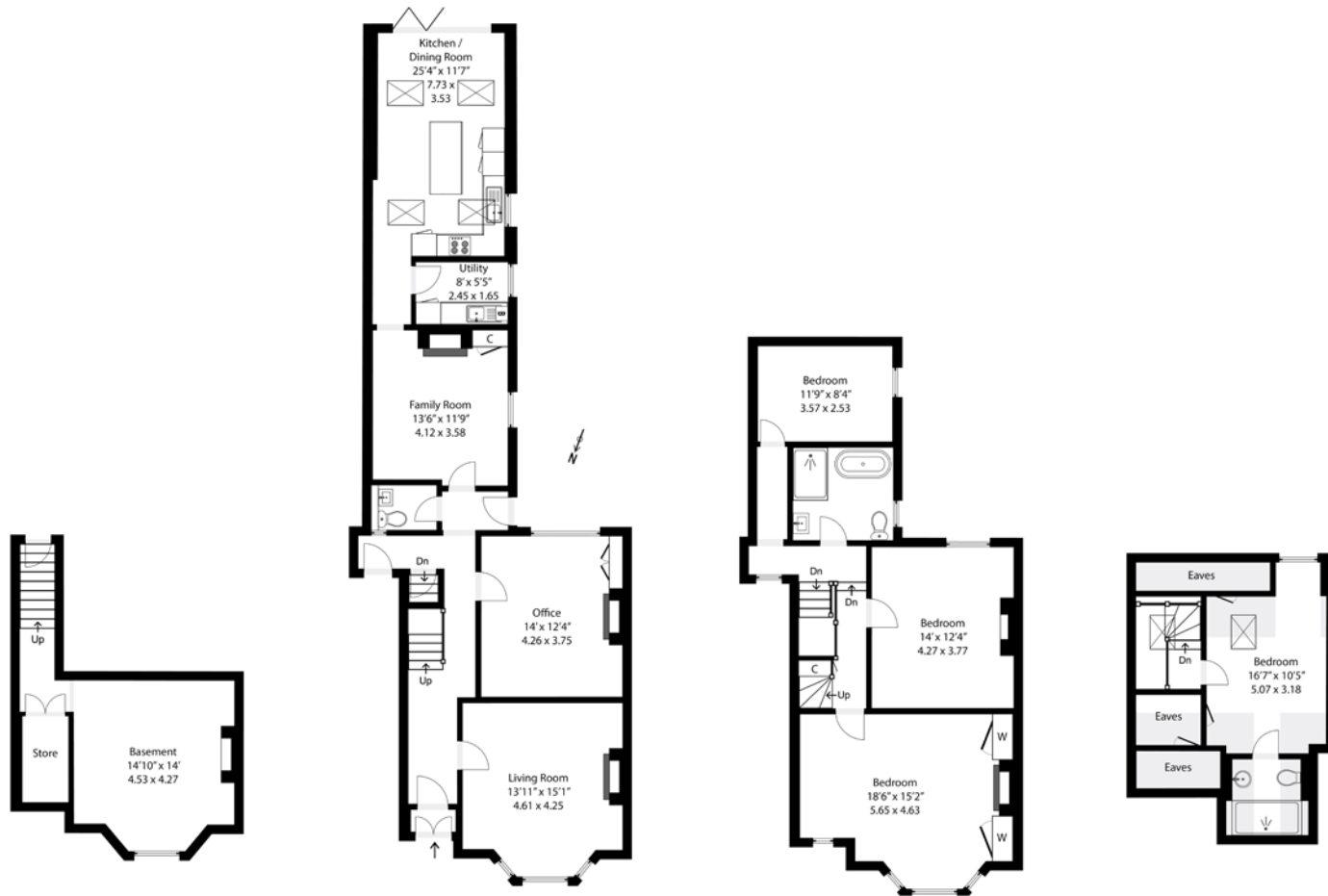
ADDITIONAL INFORMATION:

The current owners have drawings and planning approved to create a two-storey extension adjoined to the side of the property. This could offer additional living space or work well as a self-contained annexe for an elderly relative or an opportunity as a separate holiday let.









TOTAL FLOOR AREA: 2320 sq. ft (216 sq. m)
 HOUSE: 2044 sq. ft (190 sq. m)
 BASEMENT: 276. ft (26 sq. m)



EPC RATING:
 TBC



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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