



FOUNDATION

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47 Ashford Road, Faversham ME13 8XN

4 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



47 Ashford Road, Faversham ME13 8XN

- Substantial Detached Period Residence
- Flourishing In Victorian Features
- Almost 2200 Sq.Ft Of Characterful Accommodation
- Three Receptions & Garden Room
- Kitchen Breakfast Room & Utility Area
- Wood Burning Stoves & Period Fireplaces
- Set Within 0.20 Acres Of Beautiful Gardens
- Driveway For Three Cars & Workshop

SITUATION:

The property enjoys an extremely convenient position on the outskirts of the market town of Faversham, yet within easy reach of the M2 motorway which provides excellent access to London, the A2 and the A299.

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.



A substantial detached period residence which dates back to the early 1900s and is flourishing in original Victorian features which include sash windows, high ceilings, stripped pine doors, exposed floorboards and decorative panelling. The property has been with one family for almost thirty years who have made some significant changes, by embracing the property's era and extending with a delightful garden room. The 2100 sq.ft property now presents a great deal of character alongside elegant décor and a creative layout, however there is an opportunity to make further enhancements.



This Victorian residence occupies a generous 0.20 acre plot of beautifully landscaped gardens which include a walled vegetable garden at the far end and plenty of parking to the front. Situated elevated on the Ashford Road just a few minutes' walk to the train station and market town centre, the location is not only desirable but incredibly accessible for commuters to London and access to the motorway. The facade is particularly attractive, with symmetrical sash bay

windows sitting to either side of the entrance, exposed brick is adorned in Wisteria during the summer months. A pathway leads up to the arched shaped wooden framed porch doors which opens into a little lobby that has a handsome oak glazed door that leads to an entrance hall with stairs to the first floor.

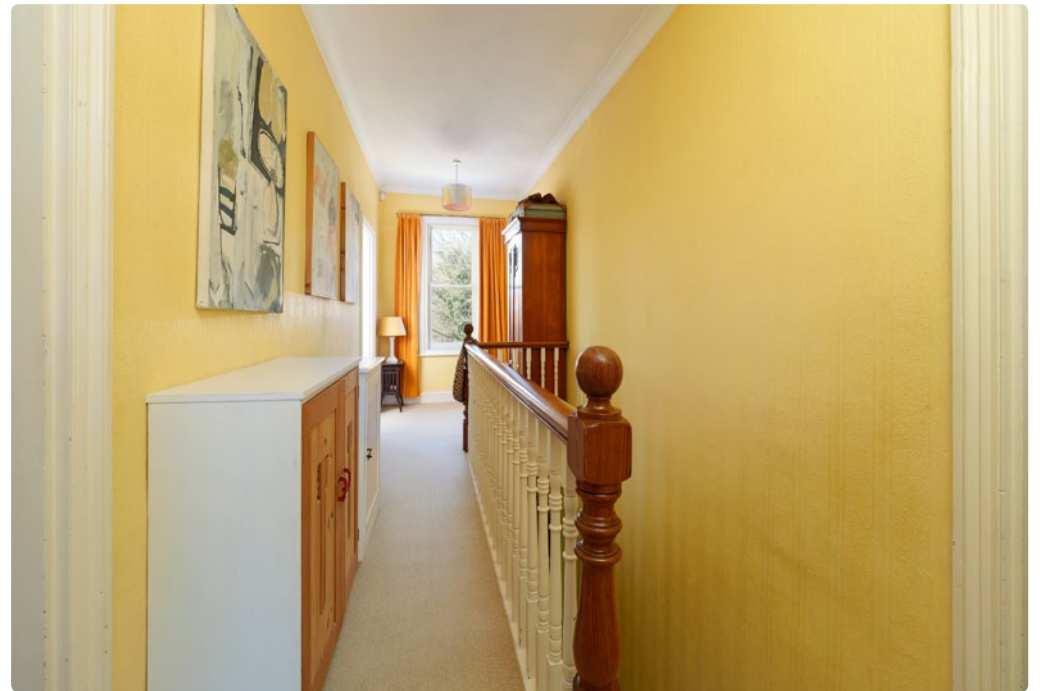
On the right there is a snug with wood burning stove and large bay window with built in seat, whilst to the left there is a formal dining room with ornate fireplace. This in turn leads to the kitchen breakfast room, which has a Rayburn set within the chimney breast and an array of wall and floor units encompassing free standing appliances. The kitchen is further complemented by a utility area and cloakroom with high flush WC. Opposite the kitchen breakfast room the wall has been removed to allow the family room to be opened up. It has lovely views of the garden and enjoys another wood burning stove set nestled within the chimney breast. The downstairs space is further enhanced by a wonderful timber framed garden room which due to its southerly aspect enjoys

plenty of sunshine, it has a vaulted roof with opening windows, and bi-fold doors which open onto the patio. From the hallway the attractive balustrade sweeps to first floor into a galleried landing which leads to a well-appointed family bathroom and four double bedrooms all with fireplaces and original built in cupboards.

OUTSIDE:

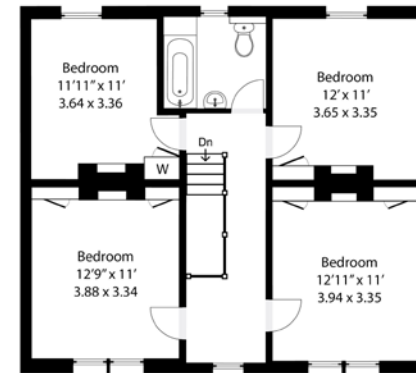
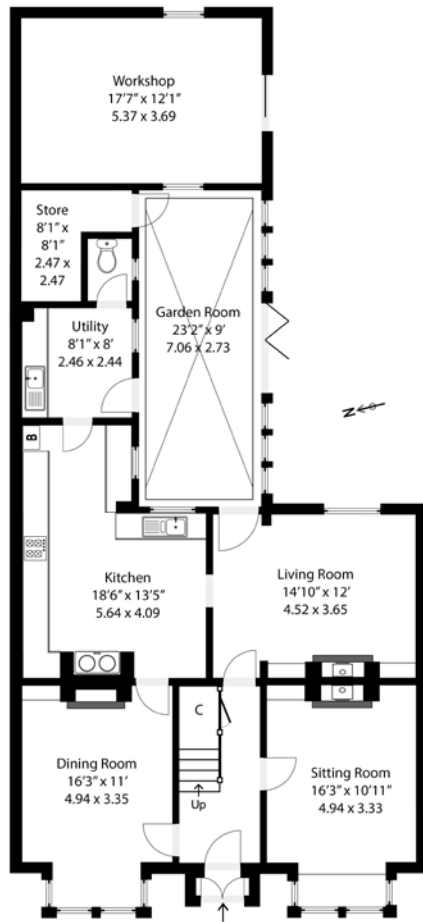
The garden is mostly walled and is approx. 180 ft long, at the far end there is a well-kept vegetable garden, whilst the main garden has an abundance of established shrubs and trees and is mainly laid to lawn with several seating areas dotted around the garden. The patio area can be accessed via the bi-fold doors in the garden room and also leads one to the workshop which could be further converted or adapted depending on specific needs and STPC. To the front of the property there is a driveway for three cars which runs alongside a pretty front garden with pathway through the middle, the total plot size measures a generous 0.20 acres.











TOTAL FLOOR AREA: 2158 sq. ft (200 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage
All other services are connected

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