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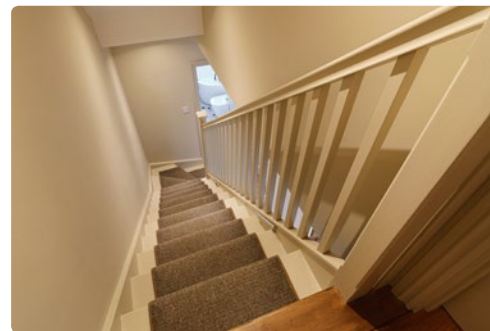


Harty Villa, 63 Athelstan Road, Faversham ME13 8QN

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS



Freehold



## Harty Villa, 63 Athelstan Road, Faversham ME13 8QN

- Striking Characterful Victorian Terrace
- Artistically Extended & Creatively Renovated
- Period Features Including Original Fireplaces
- Open Plan Kitchen Diner & Utility Room
- Basement Conversion & Insulated Garden Office
- Three Bedrooms & New Luxury Bathroom
- Landscaped Long Rear Garden
- Moments From The Train Station & Town Centre

### SITUATION:

The property is conveniently situated in Athelstan Road, which enjoys an extremely central location. King George Park and Ethelbert Road primary school is just a few minutes' walk away. You are also within easy walking distance of Faversham's mainline railway station 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.





A creatively extended Victorian terrace which has seen significant levels of improvement and renovation over recent years. There is now over 1400 sq.ft of artistically presented accommodation which includes a spectacular loft conversion with Juliet balcony, reconfiguration of the first floor to incorporate a luxury new bathroom, a side return extension of the main living room and a fully converted basement.

The current owners have also enhanced the summer house by fully insulating and cladding to offer a home office which can be used all year round due to its heating system.

Harty villa is situated in the sought after location of Athelstan Road, moments from a popular primary school and just a few minutes' walk to both the town centre and mainline train station.

The facade is typical of a Victorian terrace with a traditional style wooden door, sash bay window and exposed brick. It reflects the character found within, as one will find period



features flourishing throughout, these include intricate architrave, fine joinery, high ceilings and stripped floors.

An entrance hall leads through to the open plan kitchen diner, flooded with natural light from the glass roof windows and French doors. The space has been cleverly designed with a breakfast bar/island central to the kitchen and dining table set adjacent to the wood burning stove. Sleek units with oak work tops surround free standing appliances which include a large Smeg double range oven and integrated dishwasher.

The kitchen is complemented by a well-appointed utility area with cloak room whilst a pantry cupboard at the top of basement stairs offers additional storage. The basement has been full tanked and finished with decorative panelling, a wooden window looks out onto the cellars well which has been tiled and painted. The ground floor is further enhanced by a charming sitting room with sash bay window dressed in plantation shutters.

To the first floor one will find two bedrooms, both with Victorian cast iron fireplaces and a well-appointed family bathroom which has recently been installed and includes a corner bath, walk-in shower, basin set within a vanity unit and a WC, the space is finished with fine quality terrazzo tiles and black fixtures. From the galleried landing stairs rise to the second floor where one will find a large double bedroom with reclaimed stripped floorboards and bespoke fitted wardrobe. The joinery is exemplary with timber framed doors opening onto a Juliet balcony.

The garden is over 80ft long and has been beautifully landscaped, from the rear of the property there is a patio area which leads down onto the lawn which is bordered by fruit trees and contemporary slatted fencing. A path leads down to the decked area which is the perfect spot to enjoy the evening sunshine. The summer house has recently been improved with high levels of insulation and cladding, allowing the room to be used as a home office in all weathers as it also provides air conditioning and heating.









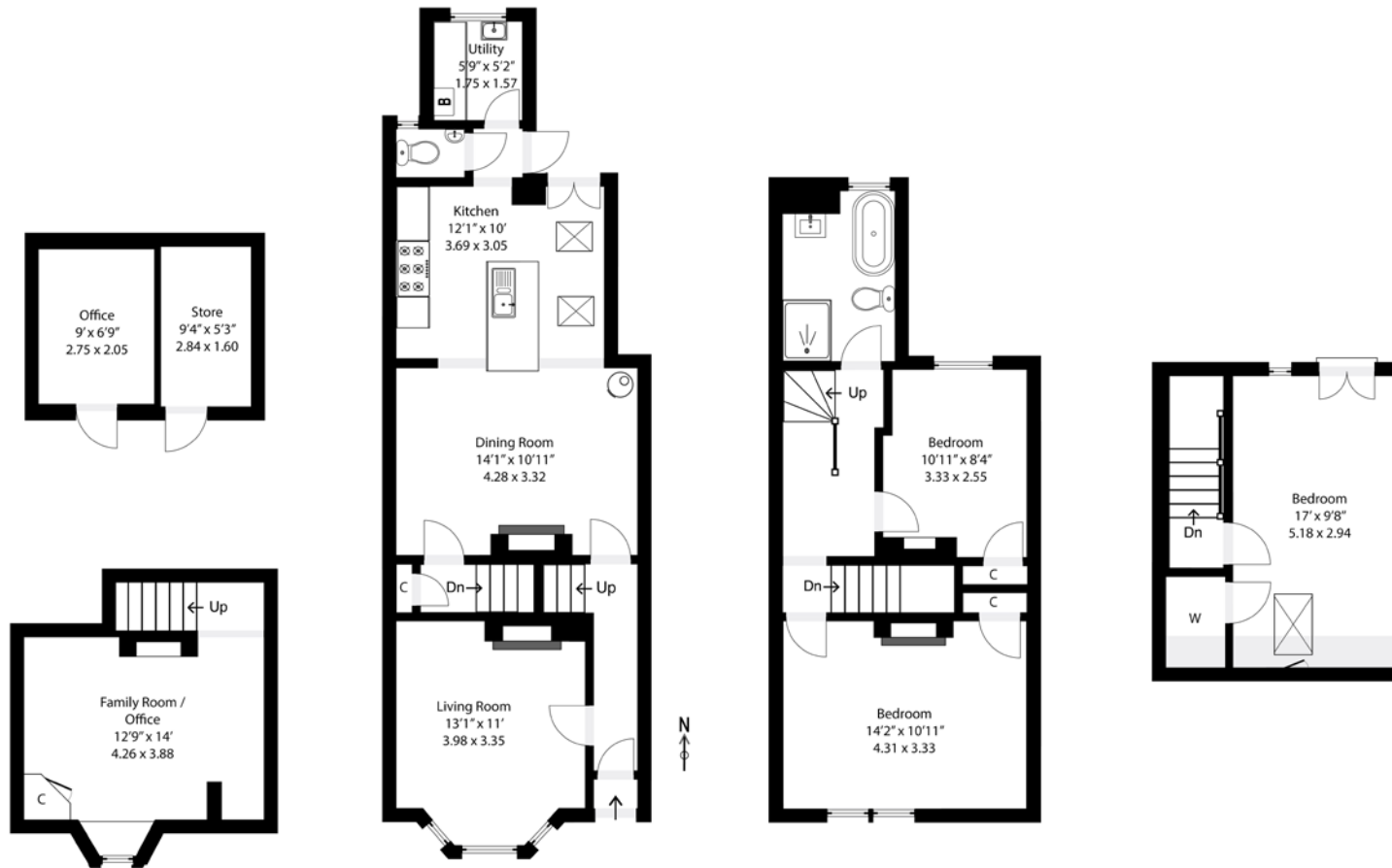












TOTAL FLOOR AREA: 1514 sq. ft (140 sq. m)  
 HOUSE: 1401 sq. ft (130 sq. m)  
 OFFICE: 113 sq. ft (10 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 C



GENERAL INFORMATION  
 All services are mains connected

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