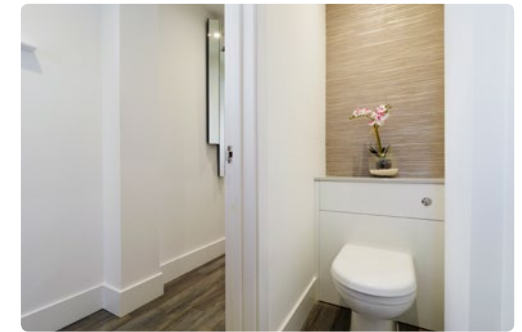




Freehold



16 Churchill Way, Faversham ME13 7RF

- Striking Detached Modern Residence
- Significantly Enhanced Throughout
- Brand New Sleek Kitchen With Quartz Work Tops
- Wood Burning Stove & Solid Oak Flooring
- Bi-fold Doors & New Windows
- Open Plan Family Living Area & Additional Reception
- Porcelain Patio & South Easterly Facing Garden
- High Performance Bloc Paved Driveway & Garage

SITUATION:

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 and 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 only 8 miles away.



DESCRIPTION:

A beautifully presented, detached property which has been significantly enhanced by the current owners who have extensively renovated the property both internally and externally.

There is almost 1500 sq.ft of luxury accommodation which includes an integral garage which could be further converted offering additional living space or a small annexe. Every inch of the property has been carefully and creatively improved and includes, solid oak flooring, a brand-new sleek kitchen, the installation of a wood burning stove, and fine décor throughout.

Set within a desirable location and occupying a generous plot which includes a large recently paved driveway and a stunning landscaped south eastly facing garden which has a striking porcelain patio.

The property's improvements have ensured it is exceptionally energy efficient with new

windows, high performance double glazed bi-fold doors, underfloor heating and high levels of roof insulation.

The door opens into an entrance hall with recently installed cloakroom and storage cupboard, this leads through to the kitchen breakfast room which has been dramatically updated with white handleless units finished with glass splash backs and quartz work tops.

Many appliances are integrated and include a five-ring gas hob, Neff oven, microwave, warming drawer, Quooker boiling tap, dishwasher and fridge freezer. The space is further enhanced by an office/playroom with vaulted ceiling and patio doors leading to the sun terrace.

The open plan family room has solid oak flooring and bi-fold doors leading to the garden, there is clear division for dining and relaxing with a modern wood burning stove nestled within a chimney breast.

A beautifully crafted staircase has been engineered and leads to a galleried landing, flooded with light from the large windows.

There are three double bedrooms and a well-appointed family bathroom which comprises of a four-piece suite. The largest bedroom has fitted wardrobes and an ensuite shower, this could be expanded to create a full ensuite bathroom.

OUTSIDE:

To the front of the property the driveway has been laid with high quality bloc paving and leads to the integral garage, which could be converted STPC.

To the rear of the property there is a vast porcelain patio which runs the full width of the property and makes the most of the south easterly position, a few steps lead to an artificially laid lawn area.







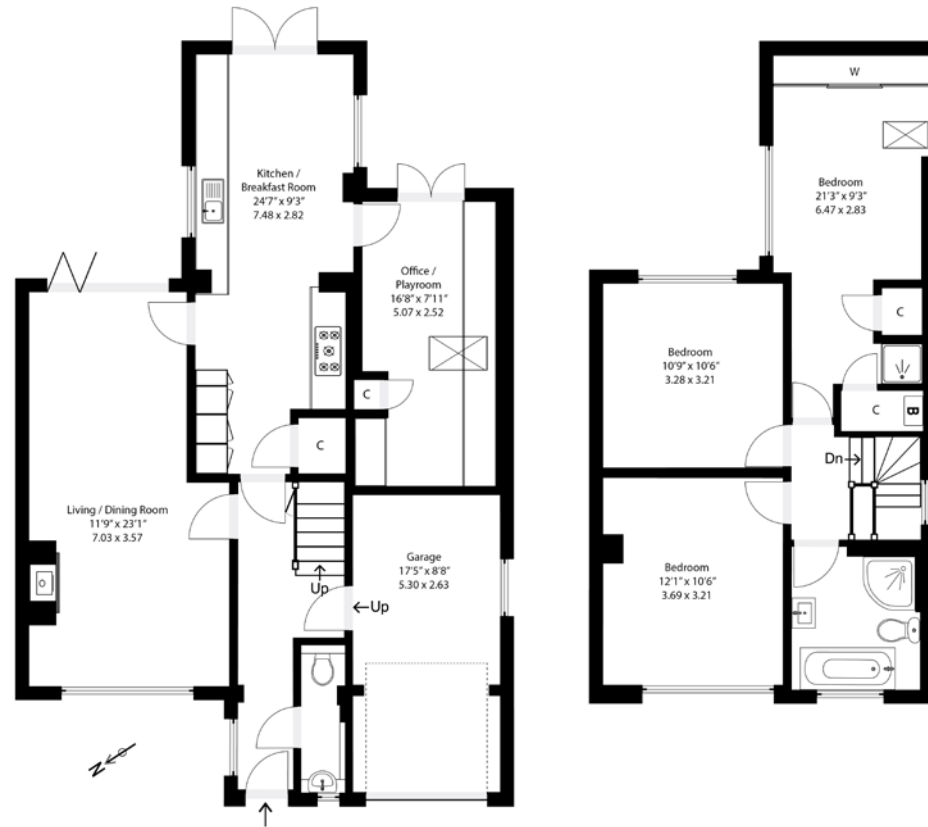


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 1461 sq. ft (136 sq. m)
 HOUSE: 1311 sq. ft (122 sq. m)
 GARAGE: 150 sq. ft (15 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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