



FOUNDATION

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Downs Forstal, Forstal, Hernhill ME13 9JQ

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



Downs Forstal, Forstal, Hernhill ME13 9JQ

- Semi Detached Period Cottage
- Open Plan Living Room & Conservatory
- Wood Burning Stove & Exposed Beams
- Two Bedrooms & Modern Shower Room
- Enchanting Gardens & Outbuildings
- Pergola Seating Area & Summer House
- Rural Village Location
- Close To Faversham Whitstable & Canterbury

SITUATION:

Downs Forstal is situated just outside the picturesque village of Hernhill, nestled within some beautiful countryside with outstanding views over the surrounding orchards and rolling farmland.

The village itself lies approximately three miles to the east of Faversham and only seven miles from the cathedral city of Canterbury and has a picturesque village green, overlooked by a fifteenth century Church of St Michael and the historic Red Lion public house. The village is also served by another pub, The Three Horseshoes and an outstanding primary school.

Nearby Blean Woods, which have been designated a Site of Special Scientific Interest, cover more than eleven square miles and are ideal for a peaceful walk. The closest village is Boughton-under-Blean, which benefits from another good primary school, a post office, a village store, several pubs and a restaurant. Hernhill is also close to the A2 which gives

easy access to the motorway network for both London and the coast.

The nearby town of Faversham offers a far wider range of shopping, leisure, and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. A wider selection of state, grammar and private schools can be found and Canterbury and both Faversham and Canterbury have mainline stations with a high speed link to London St Pancras.

The bustling seaside town of Whitstable is approximately five miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside.



DESCRIPTION:

A delightful semi-detached period cottage dating back to the early 1800s and set within enchanting gardens which wrap around the property.

Downs Forstal has seen many improvements by the current owners who have opened up the living area, installed a wood burning stove and added a conservatory and utility room.

The facade has white washed weather boarding whilst the interior reflects similar character with exposed beams, original cupboards, and an open fireplace.

The conservatory is enjoyed all year round due to its southerly aspect and excellent heating, it's used as a dining area and connects perfectly to the main living area.

This room has been dramatically transformed, with the removal of a central beam, allowing light to flood through the space, there is a wood burning stove nestled within the

exposed brick fireplace, and to either side of the chimney breast there is shelving, and original cupboards built into the alcoves, the room has been finished with herringbone wood effect flooring and neutral decor.

The kitchen has an array of wall and floor units and integrates the cooker, gas hob, fridge and stainless-steel sink, this is further enhanced by a utility room.

To the first floor one will find a well-appointed shower room and two bedrooms. The main bedroom has an original cupboard and views to the front, whilst the smaller bedroom is ideal as a single bedroom or study.

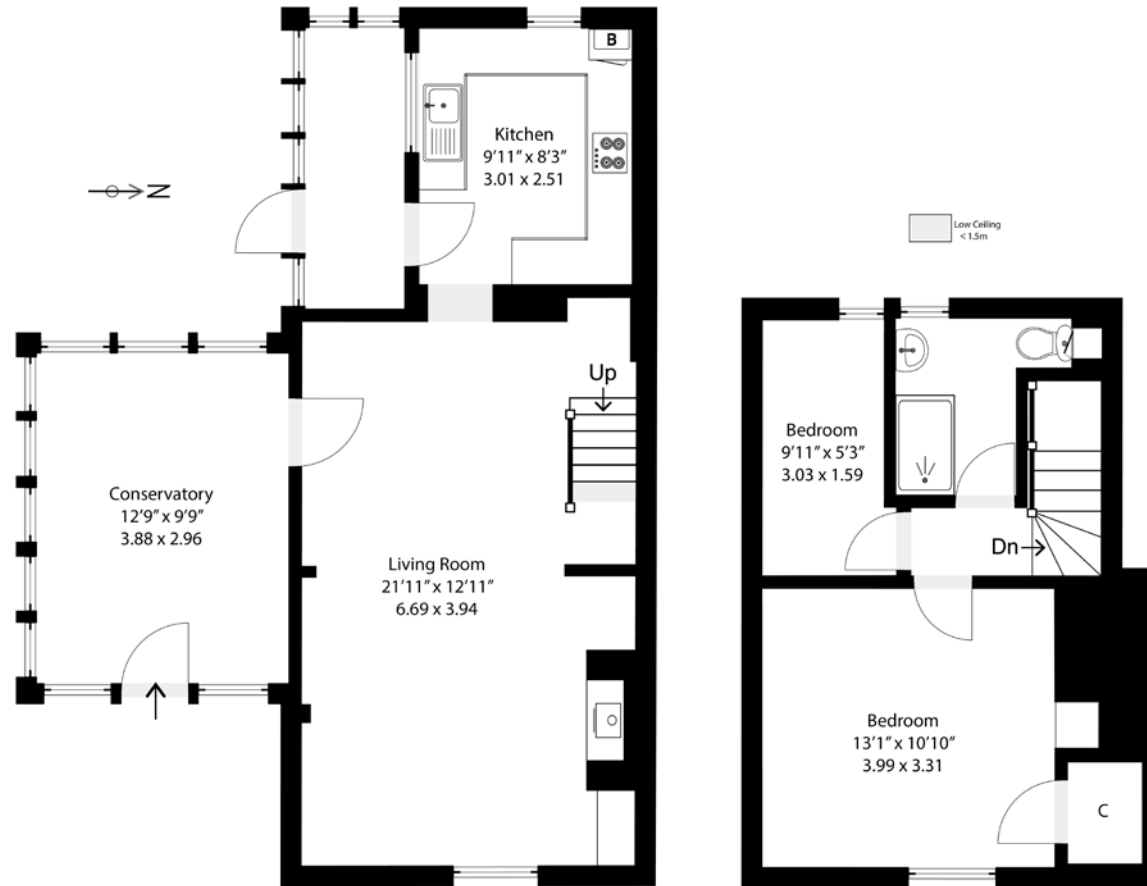
OUTSIDE;

Downs Forstal occupies a generous plot of enchanting gardens which display an abundance of established shrubs, young trees and several seating areas.

To the front of the property the gated garden has a foot path leading to the house with a vegetable garden and green house to the left hand side.

There is access to the rear garden from the utility room, here one will find a truly majestic space which has been lovingly manicured by the current owners who clearly have an eye for landscaping.

This country cottage gardens has several seating areas set beneath the pergola whilst the summer house faces out towards the orchards and is a lovely spot to enjoy the evening sunshine.



TOTAL FLOOR AREA: 833 sq. ft (77 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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