



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



5 Buckland Cottage, London Road, Buckland ME13 0SY

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## 5 Buckland Cottage, London Road, Buckland ME13 0SY

- Deceptively Spacious End Of Terrace Cottage
- Four Bedrooms & Two Bathrooms
- Significantly Extended & Improved
- Adapted For A Wheelchair User
- Almost 1300 Sq,Ft Of Versatile Accommodation
- Off Road Parking & Garden Cabin
- 70 Ft Rear Garden With Dog Kennels
- Between Faversham & Teynham

### SITUATION:

Buckland Cottages is situated just outside the village of Teynham which benefits from numerous local shops, several pubs, a restaurant, a library, a primary school and a mainline train station which offers regular commuter services to London's Victoria, a fast service to St. Pancras International and a regular service to the coast. The village also enjoys excellent road links to London and the coast via the A2 and the nearby M2 motorway.

The charming nearby market town of Faversham offers a wide range of high street shops and independent retailers which adorn its attractive high street and its 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 cathedral city of Canterbury is just 12 miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.



DESCRIPTION:

A deceptively spacious four bedroomed semi-detached property situated just outside the village of Teynham. Buckland cottage dates back to the early 1900's and has been sensitively extended in 2013 and now offers almost 1300 sq.ft of spacious and versatile accommodation.

The property has been significantly adapted for someone in a wheelchair, allowing independent living and enabling someone to move around freely, however the adaptations could easily be reversed, depending on individual requirements.

The current owners have improved the property over the years and in 2013 when the majority of work was complete the cottage also saw updated electrics, a brand-new wet room, a new Howdens kitchen, a wood burning stove installed in the sitting room and a cabin erected in the garden.



The entrance hall leads through to the main living area which is currently used as an office but could be a dining room, this leads into the open plan kitchen dining room, which has an array of floor units and work tops which are at a lower-level ideal for someone needing to prepare dinner from a wheelchair. There is an integrated double Neff oven and Halogen Hob, alongside additional space for freestanding appliances.

The living room sits at the front of the cottage and benefits from a wood burning stove, the rest of the ground floor is further enhanced by a double bedroom with access to the garden via French doors and a fully adapted wet room with Clos-o-mat system.

A stairlift has been installed and ascends to the first floor where there is a galleried landing which leads to a well appointed family bathroom and three generously proportioned bedrooms, the front bedroom has Hammonds fitted wardrobes, to the second floor there is another bedroom also with fitted wardrobes.

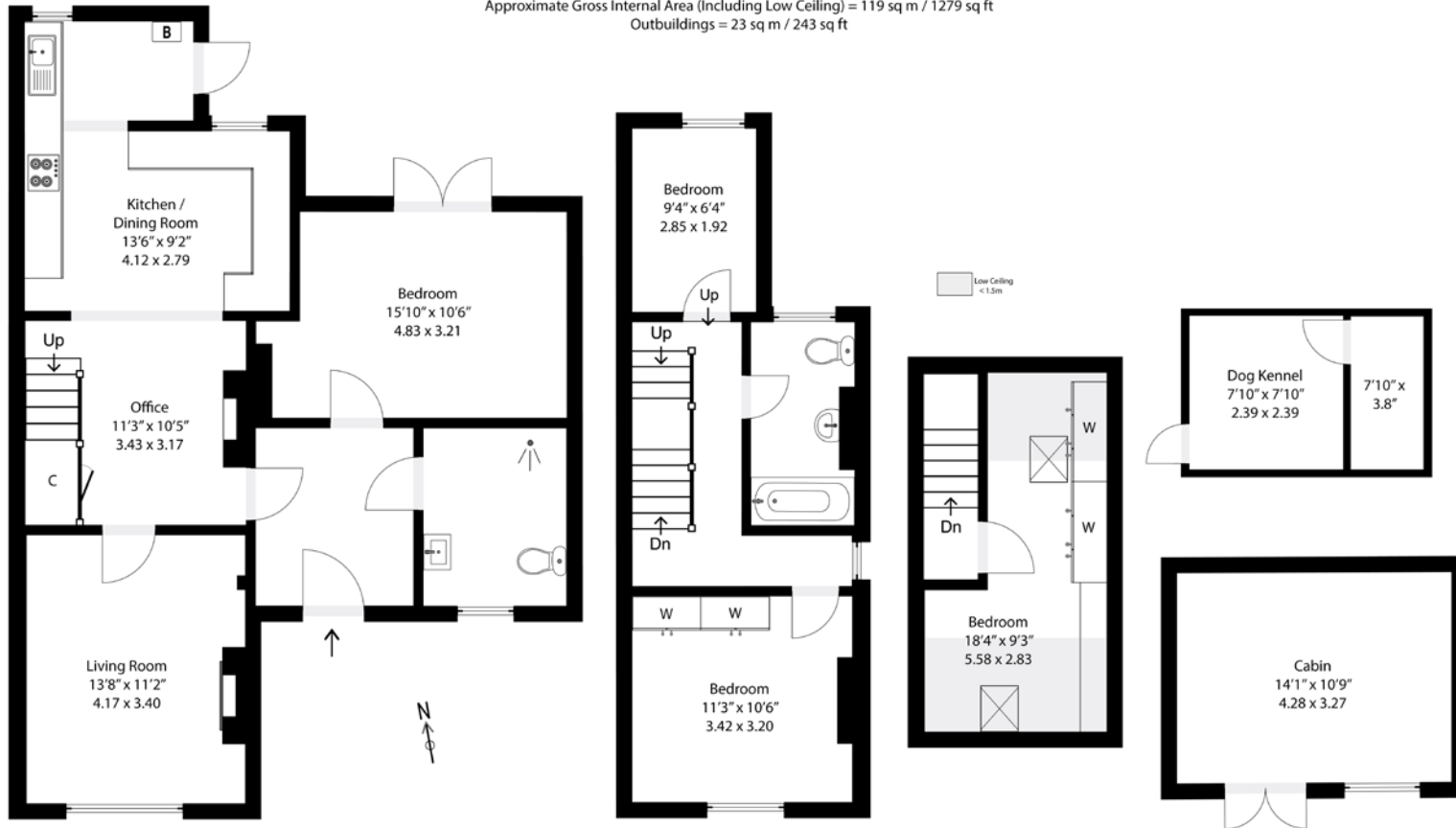
OUTSIDE:

Buckland Cottage sits on a generous plot with off road parking for several cars at the far rear. A gate opens into the front garden which has a cabin, currently used as a home business.

The main garden stretches out over 70ft long and has an abundance of established shrubs, young trees and vegetable patches, it is conveniently all on one level making access to the driveway at the rear suitable for a wheelchair.

5 Buckland Cottages, London Road, Norton Ash, Kent, ME13 0SY

Approximate Gross Internal Area (Including Low Ceiling) = 119 sq m / 1279 sq ft  
Outbuildings = 23 sq m / 243 sq ft



TOTAL FLOOR AREA: 1522 sq. ft (142 sq. m)  
HOUSE: 1279 sq. ft (119 sq. m)  
OUTBUILDINGS: 243 sq. ft (23 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
B



GENERAL INFORMATION  
Private Drainage & LPG Gas

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

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

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

