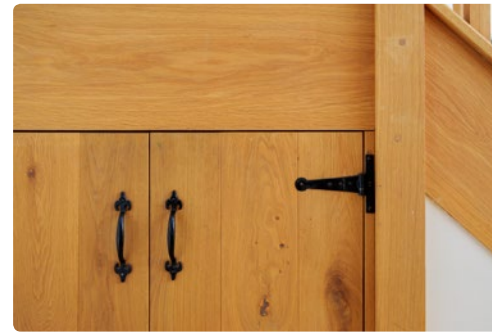




Freehold



2 The Kennells, Rushett Lane, Norton, Faversham ME13 0SG

- An Exceptionally Unique & Characterful Residence
- 2000 Sq.Ft Of Creatively Presented Accommodation
- Vaulted Ceilings & Exposed Beams
- Opportunity To reconfigure The Layout
- Potential To Convert the Garage STPC
- Three Double Bedrooms & Two Bathrooms
- Set With 0.75 Acres Of Private Grounds
- Close To The Market Town Of Faversham

SITUATION:

The Kennels is situated just off a quiet country lane, in the pretty hamlet of Norton. Norton has much history, with many period buildings, and is even mentioned in the Domesday Book.

The area is surrounded by beautiful countryside, mainly made up of fruit orchards and farmland, with many good walks for those who enjoy the great outdoors. The nearby hamlet of Lewson Street has a lovely village pub, The Plough Inn, whilst the nearby villages of Teynham and Ospringe both a wider range of local services.

The market town of Faversham is approx. 4 miles away and offers a mix of independent shops, supermarkets, leisure and recreational amenities. Faversham is served by the nearby M2 (junction 6) which offers a road link to London and the coast, whilst the station offers a rail link to London St Pancras in approx. 68 minutes.

Primary schools can be found at Ospringe, Luddenham and Lynsted, whilst Lorenden Prep is just over one mile away. A wide choice of state and independent schools can also be found in Faversham and Canterbury.

The thriving village of Teynham is approx. 3 miles to the north west and benefits from numerous local shops (including two supermarkets), 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.



An exceptionally unique and particularly characterful converted stables which dates back to 1870s and was formerly part of the Tickham Hunt kennels. Nestled within a rural location in Norton village just a few miles from the market town of Faversham.

Number two is the largest within the conversions with over 2000 sq.ft of exceptionally beautiful and versatile space, which is set within 0.75 acres of private grounds. The property was converted to a significantly high standard using the finest of craftsmanship, which presents vaulted ceilings, intricate ironmongery and oak joinery, this teamed with modern conveniences provides a wonderful home for busy families.



The Kennels is set around a stunning courtyard, owned by this property with stone water fountain, the symmetrical facade is truly magnificent with dark Crittall windows which complement the beautifully pointed brickwork and stable doors.

An entrance hall on the ground floor has a handsome solid oak staircase and a convenient cloakroom and coat closet. The hallway leads to a kitchen breakfast room which has an array of wall and floor units integrating several appliances, and an Aga sits within the chimney breast, the space is finished with stone work tops.

The living accommodation is configured to the first floor where one will find a spectacular open plan vaulted family room with exposed beams and Juliet balcony.

The principal bedroom is also located on the first floor and has incredibly high ceilings and a luxury ensuite bathroom.

There is the opportunity to reconfigure the layout, with relocating the kitchen to the first floor, all bedrooms would then be located to the ground floor, alternatively the double garage could be converted to offer additional accommodation. STPC

Two of the bedrooms are located on the ground floor where there is also a family bathroom.

OUTSIDE:

The driveway leads to the rear of the property where there is ample parking and a double workshop/garage in addition to two large storage cupboards integral to the accommodation.

There are a few steps up to a large garden which is laid to lawn with a alfresco seating area, the area is private and peaceful bordered by mature hedging.

The property also owns the characterful courtyard which sits to the front, it is a wonderfully unique asset to this extraordinary beautiful residence.









2 The Kennels, Rushett Lane, Norton, Kent, ME13 0SG

Approximate Gross Internal Area (Including Low Ceiling) = 189 sq m / 2036 sq ft
Outbuildings / Garage = 58 sq m / 626 sq ft



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: 2652 sq. ft (247 sq. m)



EPC RATING
E



COUNCIL TAX BAND
E



GENERAL INFORMATION
Private Drainage & Electric Heating

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

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