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01227 752617

sales@foundationestateagents.co.uk

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Lacre, Sealter Road, Goodnestone, Graveney ME13 9DA

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



Lacre, Seasalter Road, Goodnestone, Graveney ME13 9DA

- Attractive Semi-Detached Victorian Residence
- Significantly Renovated Throughout
- Contemporary New Kitchen & Bathroom
- Period Features & Stripped Floors
- Large Driveway & 150 Ft Rear Garden
- Insulated Garden Studio & Workshop
- Stunning Views Over Rolling Countryside
- Situated Between Faversham & Whitstable

SITUATION:

Goodnestone is a pretty hamlet in the parish of Graveney, about one mile north east of Faversham. The hamlet is surrounded by some lovely countryside ideal for walking or riding. The village of Graveney is a small yet widely dispersed village situated in between the historic market town of Faversham and the charming seaside town of Whitstable and is predominantly surrounded by farmland.

The village is served by a primary school, a regular bus service and All Saints Church, a beautiful fourteenth century church and The Freewheel pub, with the award winning Michelin starred Sportsman restaurant just a few miles away in nearby Seasalter.

The nearby vibrant market town of Faversham offers a wide range of shopping, leisure and educational amenities, including a good selection of primary schools and two secondary schools, including the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a high

speed rail link to London St. Pancras.

The nearby cathedral city of Canterbury (8 miles) offers an even wider range of shopping and leisure amenities including the White Friars Shopping Centre and the Marlowe Theatre. The city also offers an excellent range of both state and private schools, three universities and two hospitals. Canterbury also has a mainline station with a fast rail service which reaches London St Pancras in just under one hour.

The seaside town of Whitstable (6 miles away) is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local schools, numerous restaurants, excellent leisure facilities and its own mainline railway station with a high speed service to St Pancras.



DESCRIPTION:

A semi-detached Victorian bay fronted residence situated in the sought after village of Graveney which is centrally positioned between Faversham and the popular seaside town of Whitstable.

The current owners have significantly renovated the property with a brand-new kitchen, sleek bathroom, fine décor, bespoke joinery and a landscaped rear garden which has several useful outbuildings.



Lacre occupies a generous plot with driveway to the front and a rear garden reaching over 150 ft long and enjoying uninterrupted views of rolling countryside.

The front door opens into a bay fronted sitting room which has been tastefully updated and exposes panelling on the staircase, where one will find a latch key door opening into a storage cupboard.

The renovated kitchen breakfast room has solid wood stripped flooring and has been fitted with an array of wall and floor units which have been finished with oak worktops, cup handles and metro style tiles.

A double range stove sits central whilst there is plenty of room for other free-standing appliances.

The ground floor is further enhanced by a beautifully appointed bathroom which has a freestanding roll top bath, basin, and traditional styled WC.

To the first floor there is three generously proportioned bedrooms with the largest at the front which benefits from an original Victorian cupboard which offers ideal wardrobe space. The two smaller ones at the rear have glorious views of unspoilt farmland.

OUTSIDE:

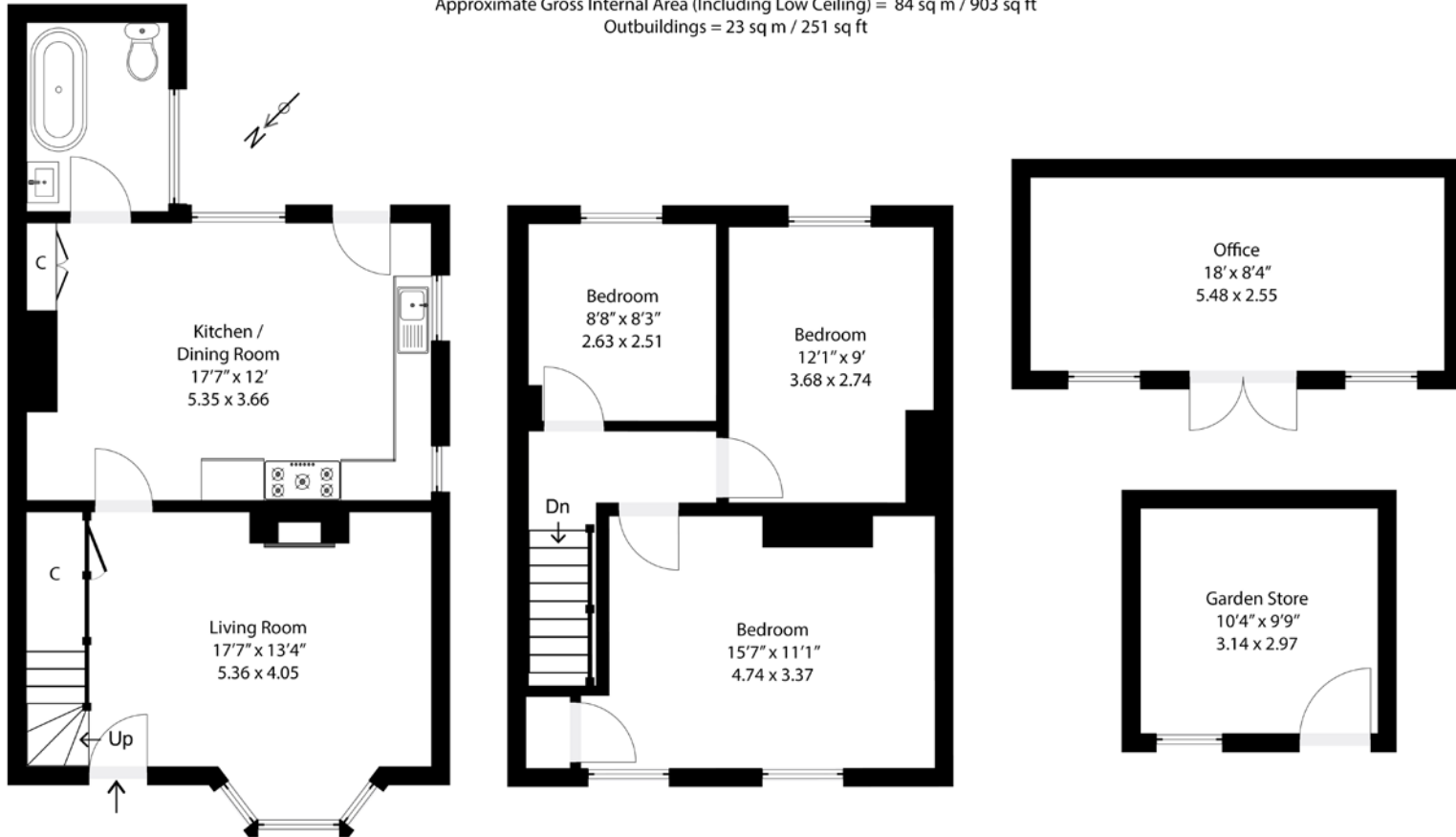
The garden stretches out to over 150ft long and features two newly erected out buildings, one a workshop whilst the other is an insulated home office with electrics.

The garden is mainly laid to lawn and has a patio area accessed directly from the kitchen, there are several trees which include an almond and apple tree.

To the front of the property there is a large, gravelled driveway which accommodates several cars.

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Approximate Gross Internal Area (Including Low Ceiling) = 84 sq m / 903 sq ft
Outbuildings = 23 sq m / 251 sq ft



TOTAL FLOOR AREA: 1154 sq. ft (107 sq. m)
TOTAL COST: 903 sq. ft (84 sq. m)
OUTBUILDINGS: 251 sq. ft (23 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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

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