





Freehold



## 142 St Marys Road, Faversham ME13 8EE

- Charming Two Bedroomed Cottage
- Flourishing In Period Charm
- Significantly Enhanced Throughout
- Modern Kitchen & Bi-fold Doors
- Open Plan Living Area With Wood Burning Stove
- Energy Improvements Including New Boiler
- Enchanting West Facing Rear Garden
- Moments To The Station & Town Centre
- High Speed Links To London

### SITUATION:

The property is conveniently situated in St Mary's Road which enjoys an extremely central location, within easy walking distance of Faversham's mainline railway station, excellent schools and thriving medieval town centre.

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 this 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 8 miles away.





#### DESCRIPTION:

A charming two-bedroom Victorian cottage situated in the heart of the medieval town of Faversham, just moments from the mainline train station with its convenient high-speed links to London and the coast.

The property has undergone significant improvements by the current owners, who have an eye for detail and a flair for interior design. Every aspect of this period home has been enhanced, including a brand-new kitchen, bi-fold doors, a new bathroom, and a dramatically improved layout.

Aesthetically, the property has been artistically presented with plantation window shutters, new flooring, and fine décor that complements the exposed brick and bespoke joinery.

Every effort has been made to ensure the property runs efficiently, with a new boiler, a full rewire, the installation of new windows and doors throughout, keeping bills to a

minimum and dramatically lowering energy consumption.

The front door welcomes you into a bright and airy open-plan living room with an exposed brick chimney breast that encompasses a wood-burning stove.

The wood-effect flooring flows seamlessly into the dining area, which overlooks the pretty garden. Bespoke cupboards and shelving have been built into the alcoves, while the panelled doors create discreet under-stair storage.

The kitchen is partially open to the dining area and connects beautifully to the garden via the bi-fold doors. It has been fitted with bold-coloured units that complement the sleek white worktops and metro-style tiles. All major appliances are integrated and include a cooker, gas hob, slimline dishwasher, fridge freezer, and a ceramic sink with a boiling water tap.

Stairs lead to the first floor, where you'll find a double bedroom fitted with a full wall of sliding mirrored wardrobes.

The bathroom has been well designed, with a rainfall shower over the bath, a WC, and a basin set within a vanity unit beneath an illuminating mirror.

A door leads to another set of stairs, which ascends to the second floor, where there is a double bedroom with a Velux window and ample eaves space.

#### OUTSIDE:

The garden has been transformed into an enchanting haven, full of mature shrubs, colourful borders, and established climbers, which surround private and peaceful seating areas. A shed provides storage, and there is rear access, ideal access for bicycles and waste bins.













TOTAL FLOOR AREA: 696 sq. ft (65 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
B



GENERAL INFORMATION  
All services are mains connected

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