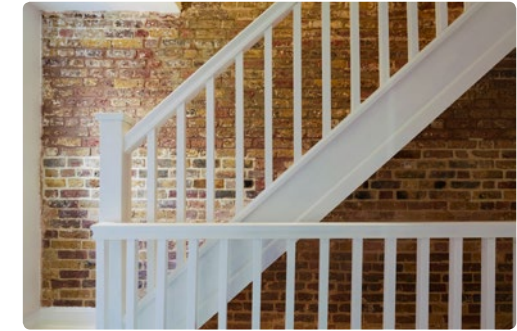
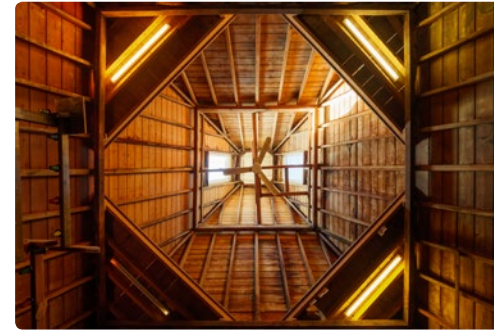




Freehold



The Kiln, Brogdale Road, Faversham, ME13 8XU

- Substantial & Characterful Converted Oast House
- Over 3600 Sq. Ft Of Spacious & Versatile Accommodation
- Five/Six Bedrooms & Three Bathrooms
- Open Plan Living Area With Four Receptions
- Rustic Brickwork and Exposed Beams
- Open Plan Kitchen Breakfast & Formal Dining Room
- Set With 0.23 Acres Of Grounds Including A Meadow
- Wonderful Views Of The Kent Downs

SITUATION:

The Kiln is located at Brogdale in the parish of Ospringe on the edge of the Kent Downs, however the centre of the market town of Faversham and its railway station is a mile away and the cathedral city of Canterbury is just ten miles away.

The parish encompasses nine hamlets, the major one being Painters Forstal, which is home to Lorenden Preparatory School. It is part of an Area of Outstanding Natural Beauty and has several conservation areas as well as roadside nature conservancy areas within its boundary. Mixed agriculture is the main activity of the area and there are still some hop gardens in use.

The charming market town of Faversham nestles between the rural beauty of the rolling downs and the sweeping flatlands of the North Kent marshes. 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 which is approximately 48 miles, the Cathedral City of Canterbury and the Kent coast.

The bustling seaside town of Whitstable is just nine miles away and 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, good local primary and secondary schools,



DESCRIPTION:

A substantial and exceptionally characterful five-bedroom residence offering over 3,600 sq. ft of highly versatile accommodation. It occupies a generous 0.23-acre plot of grounds, which includes an enclosed garden, ample parking, and a meadow, desirably located in a semi-rural area on the edge of the market town of Faversham.

The kiln dates back to 1870, when it was originally owned by Britain's oldest brewery, Shepherd Neame. It was then converted in the 1980s into separate residential dwellings. The property still retains many original features, including exposed beams, vaulted ceilings, and rustic brickwork. The current owners have embraced its heritage while making decorative improvements and installing two new bathrooms. However, there is still the opportunity for someone to make further enhancements.

The front door opens into a large, central entrance hall, with oak flooring, exposed



brickwork, and stairs leading to the first floor. To the right, there is a convenient cloakroom/utility, while to the left of the entrance hall, there is a wonderful dual-aspect living room, with a wide inglenook fireplace, an open fire, and a brick hearth.

A half-flight of stairs rises from the hallway to a spectacular 39 ft dual-aspect kitchen/breakfast room, featuring a beautiful, beamed ceiling, wood-effect flooring, and stable doors to the rear garden. The kitchen has been fitted with an excellent range of contemporary wall and floor units, set around wood-effect work surfaces, a ceramic sink, and a breakfast bar.

The ground floor is further complemented by a formal dining room.

On the first floor, a galleried landing leads to two bedrooms and a huge first-floor sitting room with a dual aspect and lovely views over the garden. A half-flight of stairs rises to another landing, leading to a further two

double bedrooms and two newly fitted shower rooms.

On the second floor, there is an impressive master suite, featuring a large, dual-aspect bedroom, a dressing room, and an en-suite with a freestanding slipper bath and a walk-in shower enclosure. Also on this floor, there is a magnificent games room, with a bar area and a triple-height ceiling, set within the kiln.

OUTSIDE:

The Kiln occupies 0.23 acres of grounds and includes a private rear garden which is mainly laid to lawn, with mature flower and shrub borders and a full-width patio area.

Beyond the garden, there is parking for several cars and from here, a metal five-bar gate opens into a pretty meadow, which measures almost a quarter of an acre, with views of the Kent Downs Area of Outstanding Natural Beauty (AONB).











TOTAL FLOOR AREA: 3643 sq. ft (329 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
G



GENERAL INFORMATION
Private drainage

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.

