



Park Lane Cottage, Throwley, Faversham, ME13 0PQ

5 BEDROOMS | 4 BATHROOMS | 3 RECEPTIONS

Freehold



Park Lane Cottage, Throwley, Faversham, ME13 0PQ

- Characterful Detached Cottage & Substantial Guest Annexe
- Five Bedrooms & Five Bathrooms Combined
- Exceptionally Enhanced 19th Century Cottage
- Modern & Luxurious Self-Contained Annexe
- Set Within Almost 2 Acres Of Splendid Grounds
- Multiple Outbuildings – Opportunity For Further Development
- Paddocks & Stables Ideal for Equestrian Use
- Stunning Views Of Rolling Countryside

SITUATION:

Throwley Forstal is a delightful little hamlet situated on top of the North Downs in an area of outstanding natural beauty, just 5 miles to the south west of the bustling market town of Faversham.

The hamlet is centred around a pretty village green and is predominantly surrounded by arable farmland and woodland copses. It is served by a beautiful twelfth century flint church, The Church of St Michael and All Angels, and has many local clubs and societies which create a strong sense of community.

Local pubs can be found in The Red Lion in Badlesmere (approx. 2 miles) and The Carpenters Arms at Eastling (approx. 4 miles), whilst the nearby villages of Selling, Sheldwich, Eastling, Challock, Charing and Chilham all offer good primary schools. Selling, Charing and Chilham are all served by

a railway station and for a wider range of local services, the villages of Charing and Chilham both have a good main street with a variety of shops and businesses.

The nearby town of Faversham offers a far wider range of shopping, leisure and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. Faversham also has a mainline station with a high speed link to London St Pancras in just over an hour.



DESCRIPTION:

A unique yet highly versatile residence, occupying nearly 2 acres of spectacular grounds and offering over 3000 sq.ft of living accommodation split between the three bedroomed cottage and the two bedroomed self-contained annexe. In addition to this there are multiple outbuildings, and several stables, providing a variety of opportunities, including equestrian use.

Believed to have been built in the 19th century, Park Lane Cottage is rich in character, featuring exposed beams, striking brickwork, cast-iron column radiators, stripped floors, and latch-key doors.

The current owners have lived in the property for over thirty years, during which time they've made significant enhancements, such as reconfiguring the first-floor layout to create three bedrooms, each with its own ensuite bathroom.



There are two gated entrances: one leading to the main house and another offering separate access to the annexe and stables. The extensive hydra-paved driveway, complete with garaging, provides parking for several cars, while an arched wrought-iron gate leads to the main house. The façade is an attractive blend of exposed brick, weatherboarding, hardwood casement windows, and an oak-panelled front door.

The ground floor has been extended over time and now offers a dual-aspect sitting room, featuring a wood-burning stove surrounded by an exposed brick chimney breast and an oak bressummer. This room flows into a recently added double-glazed Orangerie, which currently serves as the formal dining area.

The country-style kitchen/breakfast room is fitted with solid wood bespoke cupboards and granite worktops. A butler sink is

positioned by the window, and a double-range stove is nestled within a reclaimed brick fireplace. This space is further complemented by a utility area and boot room.

On the first floor, you'll find three double bedrooms, each with its own bathroom and characterful fitted wardrobes. The master bedroom offers impressive views and boasts a luxurious ensuite bathroom, complete with a cast-iron Devon slipper bath.

ANNEXE:

Designed and built by the vendor, the annexe is modern and exceptionally energy-efficient—ideal for accommodating a relative or providing a holiday let for additional income. On the ground floor, there is a kitchen/breakfast room with a large central island, and the living room provides ample space for both dining and relaxing, with French doors leading to the front courtyard.



The ground floor also features a double bedroom and a wet room, while the oak staircase leads to an additional bedroom and luxury bathroom. Thoughtful storage solutions are incorporated throughout, including ample cupboards and a vaulted space that would make an ideal dressing room.

OUTSIDE:

Park Lane Cottage is set within nearly 2 acres of beautifully landscaped grounds, offering stunning views over rolling countryside. Both the main house and the annexe have their own private, well-tended gardens, which spill onto the paddocks, orchards, and fields behind the properties.

There are multiple stables and outbuildings, making this an excellent choice for anyone seeking equestrian facilities. The current owners have created an impressive setup for their donkeys, featuring an enclosed grassy paddock, a sand pit, and a stable, high-quality German mud mats, have been laid ensuring excellent access to these superb facilities.

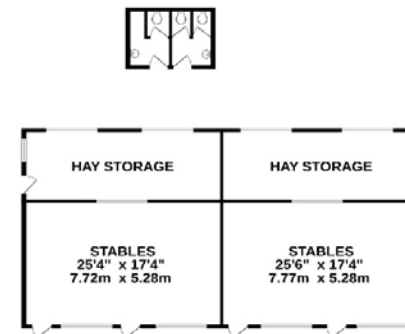
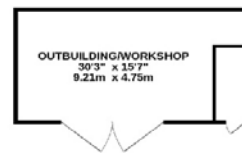
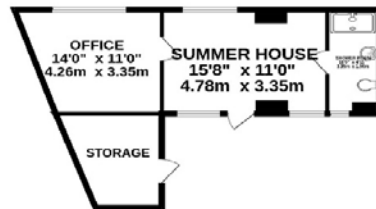
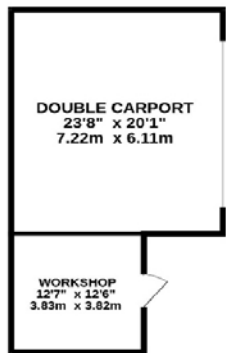
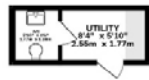
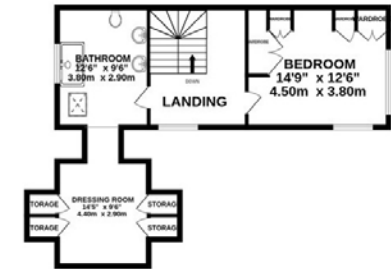
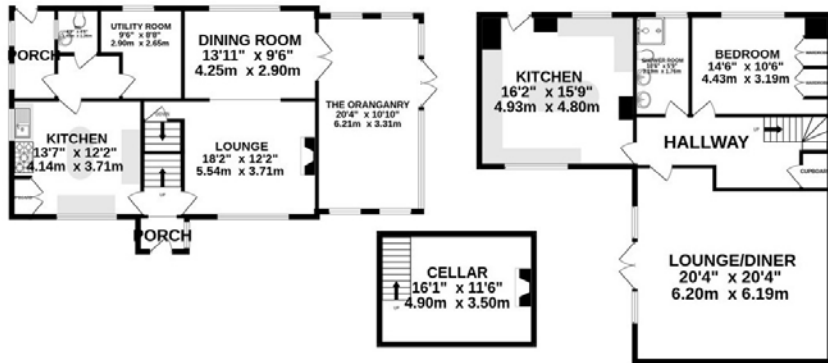
In addition to the stables, there is a toilet block, a sink area, and two other outbuildings. One is used as a games room/gym, whilst the other serves as a summer house, complete with a convenient kitchenette and shower room. There is significant potential to develop the outbuildings and vaulted stables into additional accommodation or holiday lets, subject to planning consent (STPC).

A cleverly designed underpass beneath the public footpath provides direct access to the land, allowing dogs to roam safely.









TOTAL FLOOR AREA: 6448 sq. ft (598sq. m)
 HOUSE/ANNEXE: 3136 sq. ft (291 sq. m)
 OUTBUILDINGS: 3312 sq. ft (307 sq. m)



EPC RATING
 D/C



COUNCIL TAX BAND
 E/C



GENERAL INFORMATION
 Private drainage & Oil fuelled heating

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

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