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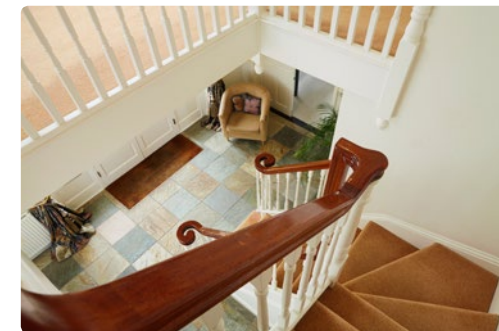


Wakehurst Court, Bunce Court Road, Otterden ME13 0BY

5 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS



Freehold



## Wakehurst Court, Bunce Court Road, Otterden, ME13 0BY

- Traditionally Styled Detached Residence
- Almost 2700 Sq.Ft Of Well Appointed Space
- Fine Joinery & Elegant Décor
- Five Bedrooms & Three Luxury Bathrooms
- Set Within 1.15 Acres Of Enchanting Grounds
- Forming Part Of A Small & Exclusive Development
- Trevor May Tennis Court & Summer House
- Detached Double Garage With Home Gym

### SITUATION:

Wakehurst Court forms part of a small and exclusive development in a wonderfully rural setting surrounded by rolling countryside, on a quiet country lane in the delightful hamlet of Otterden, yet within easy reach of both Lenham and Faversham.

The small village of Eastling lies just over two miles from Otterden and is in a designated Area of Outstanding Natural Beauty on the slopes of the North Downs. The Conservation Area boasts some excellent buildings and gardens, including Eastling Manor.

The village has its own church, St. Mary's, a primary school, a village hall and the local pub, The Carpenters Arms, which serves a fine selection of beers, ales, and hot food, whilst a public bus service links the village to the market town of Faversham.

Lenham village is approx. three miles from Otterden and offers some lovely independent

shops, quaint cafes, and public houses in the village square as well as a Forest (preschool) School, primary and secondary school

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's 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.



#### DESCRIPTION:

A traditionally styled, five-bedroom detached residence situated in an idyllic rural setting, forming part of a small and exclusive development built in the late 1990s.

Wakehurst Court occupies an exceptionally large plot of 1.15 acres of enchanting natural grounds, which include a beautifully maintained Trevor May tennis court.

The double-fronted, particularly handsome façade reflects the Georgian era, featuring a central front door and symmetrically placed Mumford & Wood sash windows.

Internally, there is almost 2,700 sq. ft. of elegant accommodation, thoughtfully designed to present characterful features such as ceiling corning, panelled doors, and an elegant central staircase with intricate balustrade. The current owners, with an eye for detail, have significantly enhanced the home with Smallbone joinery and artistic interior design.



The grand entrance hall, with flagstone tiles and underfloor heating, sits centrally among multiple reception rooms, providing a versatile layout.

To the rear of the property is a beautifully appointed kitchen/breakfast room, reconfigured and opened up to create a sociable family space, with the dining area partially open to the kitchen. The bespoke Smallbone solid wood units are finished with granite worktops and incorporate all main appliances while providing ample storage.

The kitchen is further complemented by a well-equipped utility room. Attractive garden views can be admired from the dining area, where French doors lead to a sun terrace.

The dual-aspect sitting room enjoys direct access to the patio via French doors and features an open fireplace with an attractive surround. High ceilings are adorned with corning and a decorative plaster ceiling rose. The ground floor is completed by an additional reception room and a bespoke

study fitted with Smallbone cabinetry.

On the first floor, a galleried landing leads to five double bedrooms and a well-appointed family bathroom. Two of the bedrooms benefit from luxury en suite bathrooms, and all are finished to a high specification with a mix of Corian stone, Smallbone joinery, Aqualisa showers, and Utopia sanitary ware.

#### OUTSIDE:

Wakehurst Court sits within 1.15 acres of natural grounds, interspersed with wildflowers, mature trees, and manicured topiary hedging. Pathways meander through the enchanting gardens, leading to a gazebo-style summerhouse and the beautifully maintained Trevor May tennis court, perfectly positioned within the grounds.

The gravelled driveway provides ample parking, while the double detached garage offers further parking. One half of the garage has been converted into a fully equipped home gym.









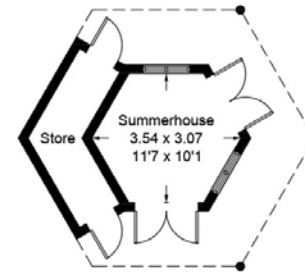




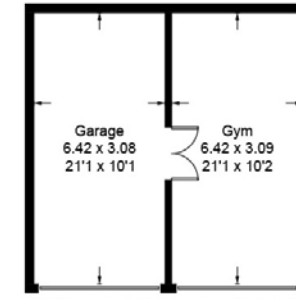






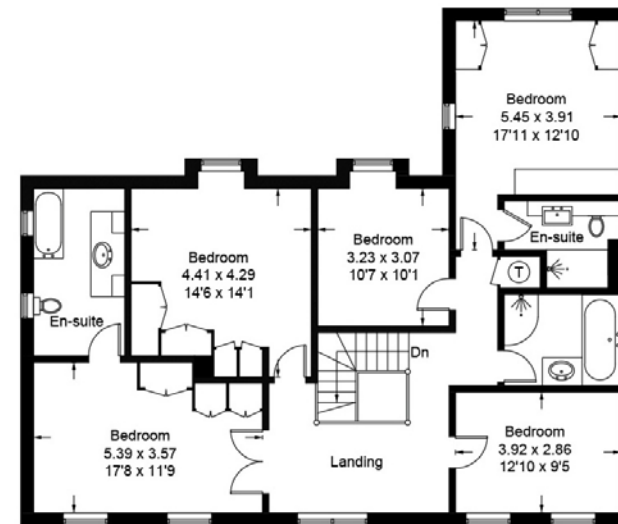
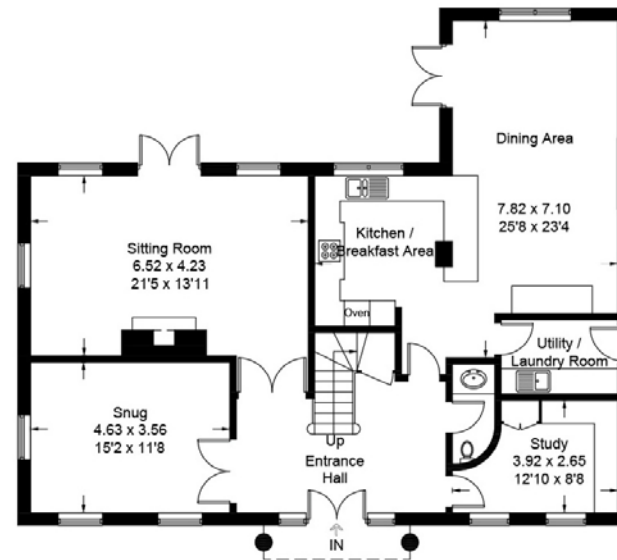


(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

### Outbuildings



TOTAL FLOOR AREA: 3242 sq. ft (301 sq. m)  
HOUSE: 2661 sq. ft (247 sq. m)  
OUTBUILDINGS: 581 sq.ft (54 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
Private drainage  
All other services are connected

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

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