



FOUNDATION

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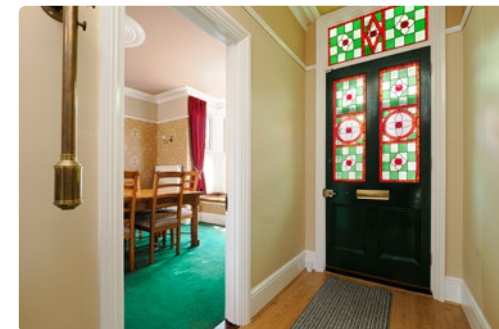
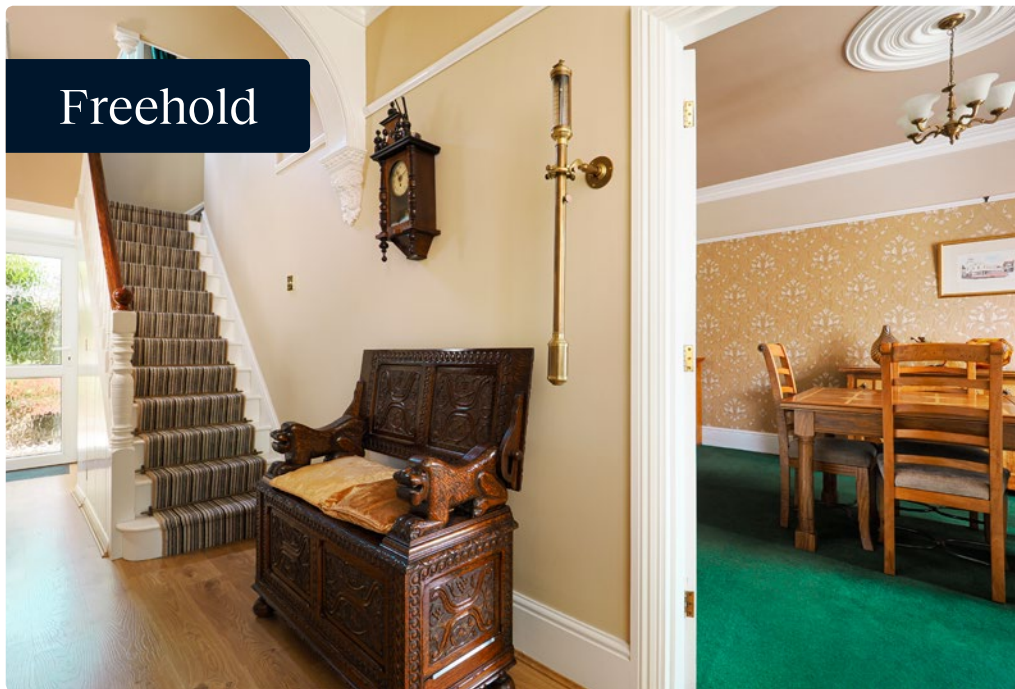
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88, Whitstable Road, Faversham, ME13 8DL

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



88, Whitstable Road, Faversham, ME13 8DL

- Imposing Detached Victorian Residence
- Exceptionally Energy Efficient
- Elegant Features Throughout
- Three Receptions & Kitchen Breakfast Room
- Four Bedrooms & Two Bathrooms
- Enchanting Landscaped Walled Garden
- Almost 1600 Sq.Ft Of Versatile Accommodation
- Pitched Garage & Driveway

SITUATION:

The property is conveniently situated in Whitstable Road, which enjoys an extremely central location, within easy walking distance of Faversham's mainline railway station and thriving medieval town centre. The gated recreation park is just a stone's throw from the house ideal for children and dog walking whilst the Saxon Shore Path is accessed very easily from the property and provides beautiful walks through the boat yard out to Graveney and Goodnestone.

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 desirable and beautifully maintained detached four-bedroom Victorian residence, featuring an 80ft walled garden, off-road parking, and a brick-built garage.

Built in the early 1900's and occupying an imposing position on Whitstable Road, the property is affectionately known as "The Big House." Its symmetrical, handsome façade is defined by a central stained-glass front door flanked by bay windows. Internally, the home has been sympathetically restored to reflect its original character, showcasing elegant cornicing, refined décor, and thoughtful craftsmanship throughout.

The property has been in the same family for over 20 years, during which time it has undergone significant improvements. Aesthetically, it is presented with great elegance, but equal emphasis has been placed on enhancing its energy efficiency. As a result, the home boasts an impressive B energy rating. Upgrades include double-

glazed windows, high levels of insulation, solar panels, and an economical heating system, all contributing to a reduced environmental footprint.

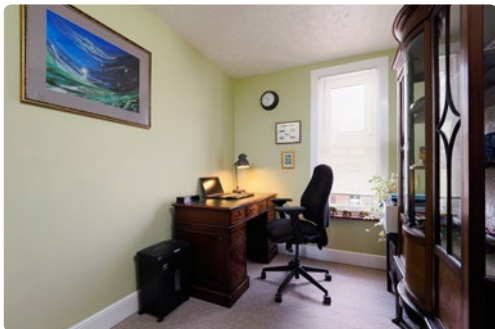
The entrance hall features laminate wood effect flooring, a plaster archway adorned with intricate corbels, and a striking Victorian staircase with an attractive balustrade. At the front of the house are two generously proportioned reception rooms, both with high ceilings, matching cornicing, tall skirting boards, and detailed ceiling roses.

To the rear of the ground floor is a music room with original cupboards, whilst the kitchen sits opposite, also overlooking the garden. It is fitted with an array of wall and floor units, finished with rich granite worktops that surround all main appliances. There is potential to either knock through to the dining room or extend into the courtyard, subject to the necessary permissions.

On the first floor, a split-level landing leads to a well-appointed family bathroom and four generously sized bedrooms. The main bedroom also benefits from an en suite shower room.

OUTSIDE:

The enchanting walled garden is approximately 80 feet in length and has been beautifully landscaped. A patio area is accessed directly from the rear of the house, while an archway with flowering climbers leads through to a sun terrace and an expanse of neatly laid lawn edged by colourful borders and established shrubs. Towards the rear of the garden there is a greenhouse which accompanies several raised vegetable beds creating a manageable kitchen garden. The driveway leads to a 21-foot brick-built garage, which provides parking for one car, in addition to further parking space in front of the garage.

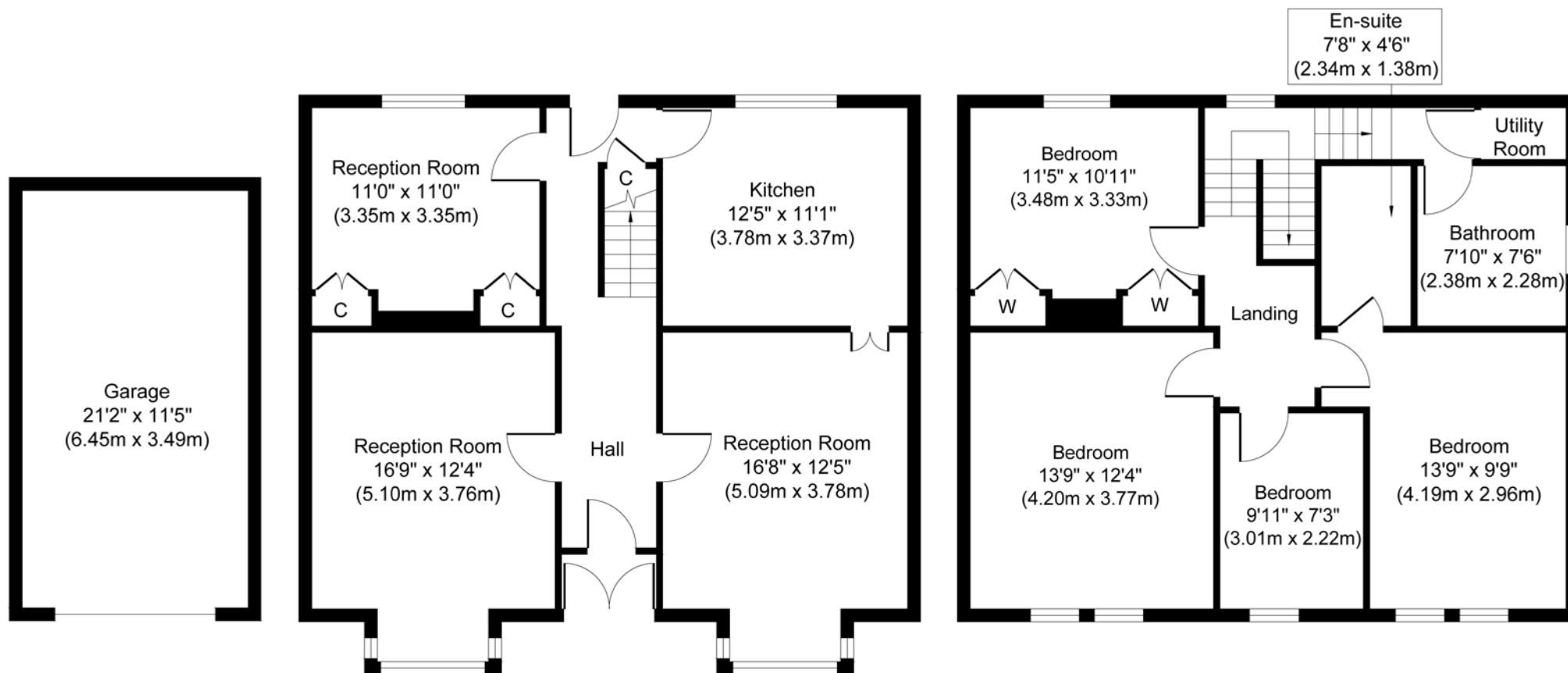












TOTAL FLOOR AREA: 1810 sq. ft (168 sq. m)
HOUSE: 1568 sq. ft (146 sq. m)
GARAGE: 242 sq. ft (22 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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

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