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9, Amos Close, Sheldwich Lees, Faversham, ME13 0NA

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION



Freehold

9, Amos Close, Sheldwich Lees, Faversham, ME13 0NA

- Recently Renovated Semi Detached Residence
- Modern Finish & Neutral Décor
- Open Plan Living Area With Garden Views
- Contemporary Kitchen & Separate Utility Room
- Three Bedrooms & New Bathroom
- Generous South Facing Garden
- Attractive Front & Gravelled Driveway
- Stunning Views Over Rolling Countryside



SITUATION:

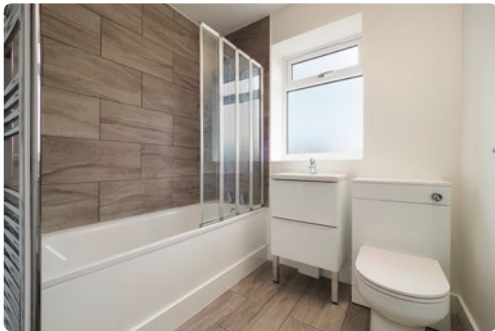
Amos Close is conveniently situated in the lovely village of Sheldwich, yet just a few miles from the historic market town of Faversham.

The charming village of Sheldwich offers a highly regarded primary school, the beautiful Grade II listed Church of St James, and several fine period buildings, including the Grade I listed Lees Court, home to the Countess of Soudes.

The market town of Faversham lies just three miles away and provides a wide range of shopping facilities, from independent boutiques to national retailers. The town also hosts a bustling market three times a week and offers a cinema, indoor and outdoor swimming pools, and a cottage hospital.

Faversham benefits from an excellent selection of primary and secondary schools, including the renowned Queen Elizabeth's Grammar School. A choice of private schools can also be found in nearby Canterbury and Ashford. Faversham's mainline railway station offers regular services to London Victoria and Cannon Street, along with a high-speed service to London St Pancras. An alternative High-Speed service is also available from Ashford, via Ebbsfleet, to London St Pancras.

The A2/M2 motorway network is within a mile, providing convenient access to London and the coast. The cathedral city of Canterbury, approximately eleven miles away, offers an extensive selection of shops, restaurants, leisure facilities, a theatre, and a wide range of both private and state schools, as well as three universities.



DESCRIPTION:

A recently renovated and highly modernised three-bedroom semi-detached residence occupying a generous plot, with enviable views over rolling countryside.

The property is nestled in the sought-after village of Sheldwich, just moments from the outstanding Ofsted-rated primary school and the village green.

Offering over 1,000 sq. ft. of beautifully restored accommodation, the home features clean lines, elegant décor, and contemporary enhancements throughout. The current owners have thoughtfully improved the property, creating a stunning blank canvas ready for a couple or family to move in and add their own personal touch.



The front door opens into a spacious entrance hall with stairs rising to the first floor. The living room extends over 20 ft and enjoys views of the garden, providing ample space for both relaxing and dining, with the option of installing a wood-burning stove within the chimney breast.

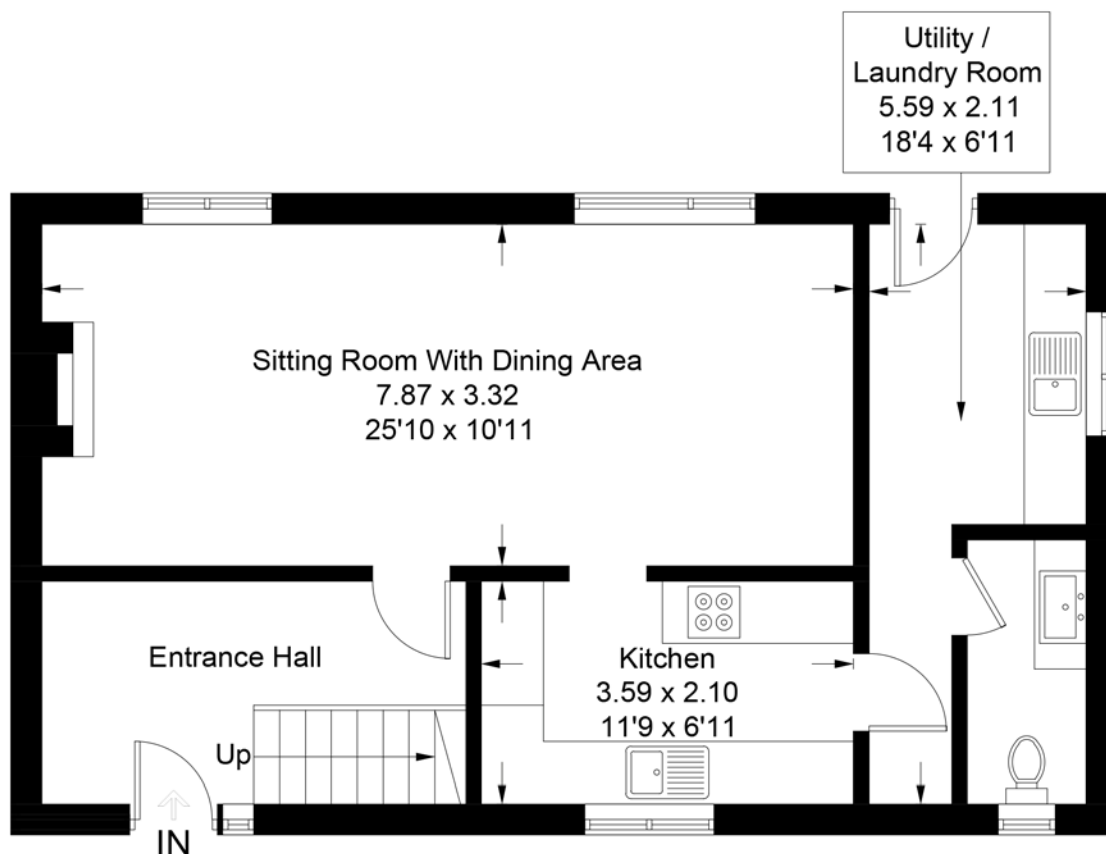
The kitchen is fitted with an array of wall and base units, finished with high-quality worktops and integrated appliances. This space is further complemented by a well-appointed utility room with a cloakroom and access to the garden.

To the first floor, there are three generously proportioned bedrooms, two of which benefit from far-reaching countryside views, along with a family bathroom comprising a shower over the bathtub, basin, and WC.

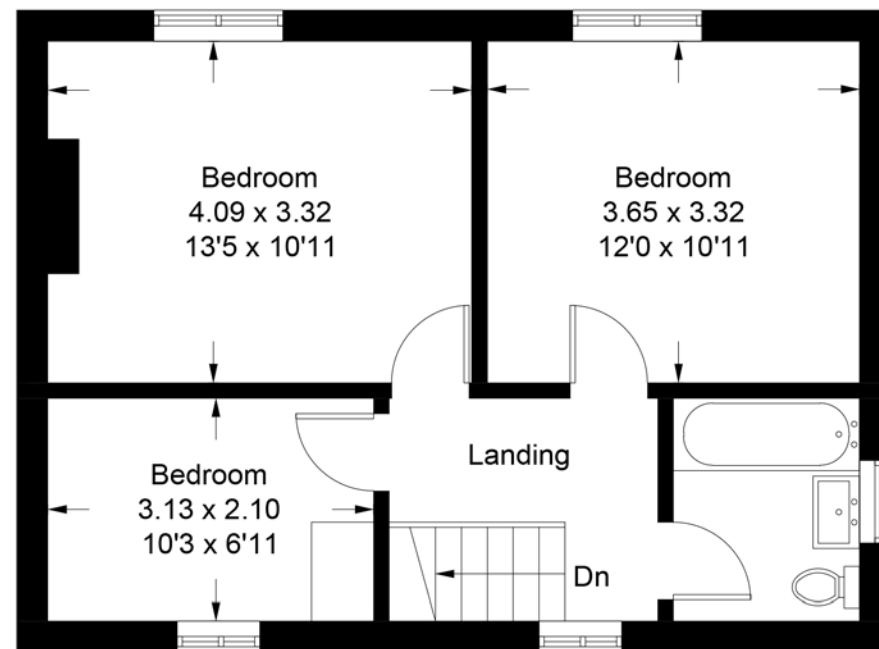
OUTSIDE:

The south facing garden is mainly laid to lawn, with a patio area offering plenty of space for alfresco dining.

To the front, the driveway provides parking for several cars, while a front garden—enclosed by a picket fence—features a pathway leading to the entrance.



Ground Floor - 56.8 sq m / 611 sq ft



First Floor - 44.0 sq m / 474 sq ft



TOTAL FLOOR AREA: 1085 sq. ft (100 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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

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