

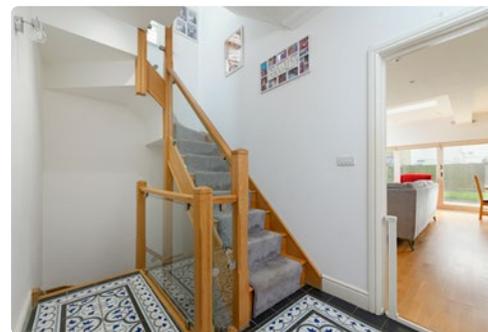


Freehold



Clark House, South Road, Faversham, ME13 7LX

- Substantial Detached Georgian Style Residence
- Open Plan Living Area With Bi-fold Doors
- Fully Integrated Quartz Topped Kitchen
- Five Bedrooms & Three Bathrooms
- Lower Ground Floor Annexe
- South Facing Rear Garden & Sun Patio
- Off Road Parking & Gated Front Entrance
- Town Centre Location & Close To The Train Station



SITUATION:

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. Macknade is just a twenty minute walk away and has a vibrant food hall and café set on a historic farm, offering fresh local produce, a renowned deli, butcher, and artisan groceries, alongside a welcoming café space. The site also hosts a range of independent businesses including sauna, fitness studio, and a local vets, making it a unique community hub for food, wellness, and animal care.

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.



A magnificent and imposing Georgian-style detached residence, built in 2020, seamlessly combines premium materials, thoughtful architecture, and exceptional craftsmanship. Extending to over 1700 sq. ft., the property offers elegant, luxuriously appointed accommodation arranged over three floors, ideally situated in the heart of the sought-after market town of Faversham.

Clark House occupies a prime position on the highly desirable South Road, enjoying attractive outlooks over the charming Almshouses and being within easy reach of the town centre and mainline station, offering high-speed connections to London.

Externally, the property reflects classic Georgian symmetry, with a striking façade of exposed heritage brickwork and traditional timber sliding sash windows flanking a handsome central entrance. Internally, the finish is impeccable throughout, featuring high ceilings, a beautifully crafted oak and glass staircase, solid oak internal doors, and a decorative tiled hallway. These characterful



elements are perfectly balanced with modern conveniences, including luxury bathroom suites, a fully integrated kitchen, underfloor heating, and a superb open-plan living space with bi-fold doors.

Steps lead to the front door, opening into a wide and welcoming entrance hall with tiled flooring. Two well-proportioned reception rooms sit to either side—currently arranged as a snug and a home office. To the rear, the hallway flows into an impressive open-plan living area, thoughtfully zoned for relaxing, dining, and cooking. The kitchen features a large central island with quartz worktops, illuminated by pendant lighting, offering ample storage and integrated appliances, all complemented by high-quality cabinetry. Engineered oak flooring runs seamlessly throughout, while bi-fold doors open onto the south-facing rear garden.

Also on the ground floor is a convenient cloakroom. Stairs descend to a versatile, self-contained lower ground floor annexe, boasting excellent ceiling height and

comprising a kitchenette, WC, and a contemporary shower enclosure. This flexible space is ideal for a dependent relative, guest accommodation, or a teenager seeking independence.

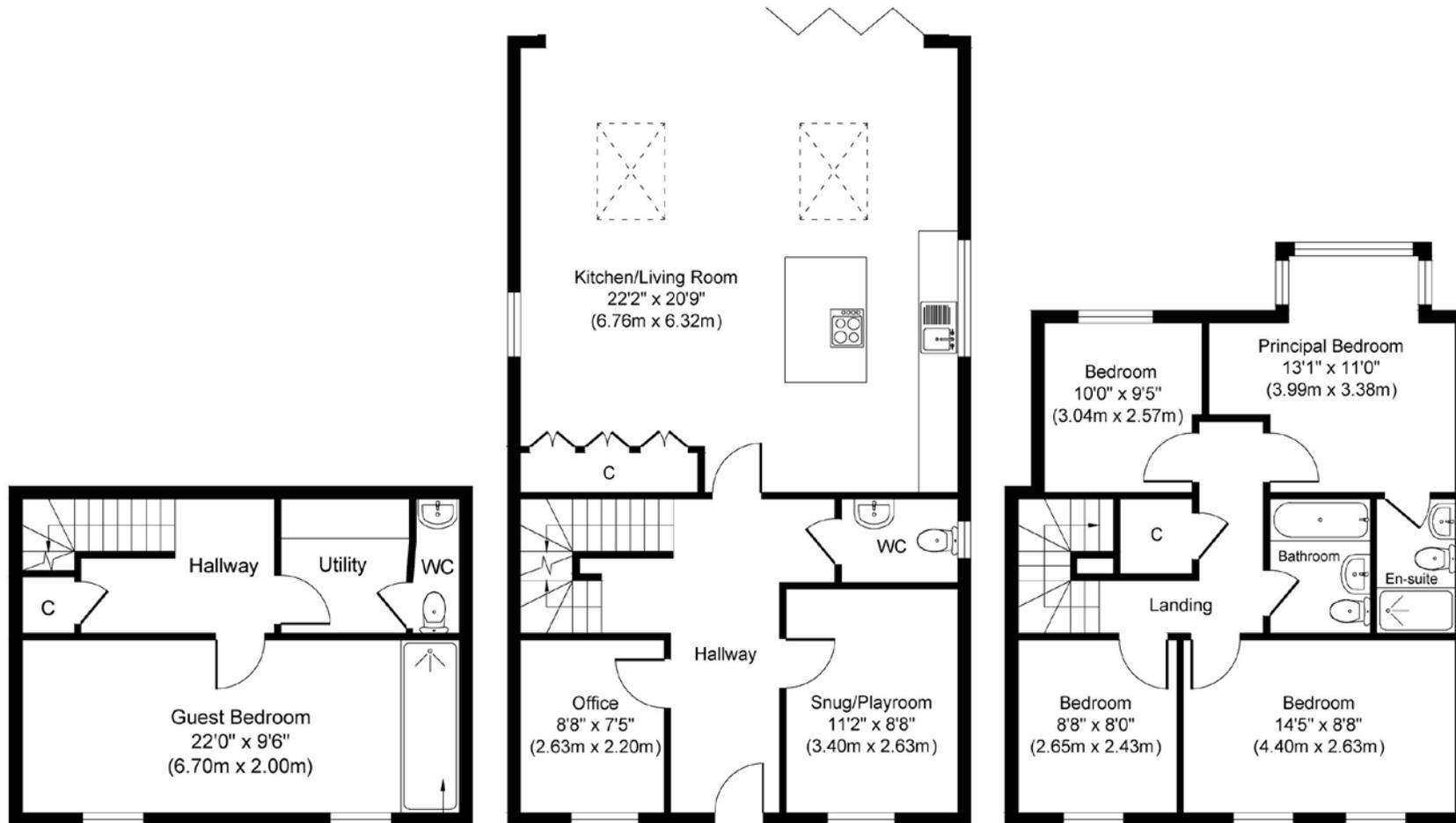
The first floor hosts four generously sized bedrooms and a well-appointed family bathroom. The principal bedroom enjoys a large bay window and benefits from a stylish en-suite shower room.

OUTSIDE:

Clark House sits within a beautifully presented plot. The front garden is low-maintenance and enclosed by smart railings and gates, enhancing its Georgian charm. The south-facing rear garden features a spacious patio area accessed directly from the bi-fold doors, with the remainder laid mainly to lawn and enclosed by fencing, with a gate leading to Plantation Road. The property further benefits from allocated off-road parking, completing this exceptional home.







TOTAL FLOOR AREA: 1730 sq. ft (160 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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