

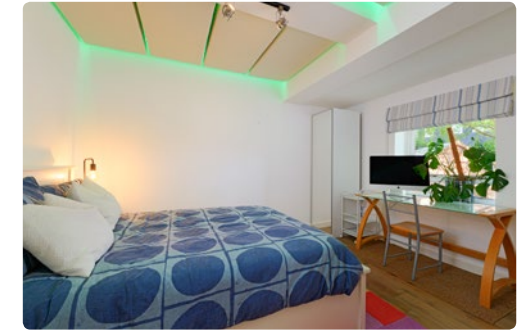


Freehold



## 4 Faversham Reach, Faversham ME13 7LA

- Exceptional Three Storey Waterfront Residence
- Within A Prestigious Private Gated Development
- Beautifully Presented Throughout
- Four/Five Bedrooms - Three Bathrooms
- Impressive Ground Floor Garden Room & Recording Studio
- Stunning First Floor Sitting Room With Balcony
- Spectacular Views Over The Creek
- Private Mooring Rights On The Creek



### SITUATION:

Faversham Reach is a private gated development, situated in a prestigious position overlooking Faversham Creek. The charming market town of 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 it's attractive high street and it's 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.

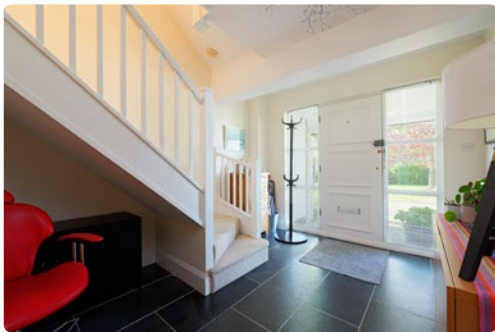
Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high speed rail link to London St. Pancras.

The nearby M2 motorway gives excellent and fast access to London which is approximately 48 miles, the Cathedral City of Canterbury approx. 9 miles away and the Kent coast.

### DESCRIPTION:

A beautifully presented waterfront residence, with a private mooring and superb views over Faversham Creek. The property has been carefully refurbished in recent years and now offers luxuriously appointed and highly versatile accommodation spread over three storeys.

Furthermore, the property's live/work status on the ground floor would enable someone to run a business from the property, should they so desire.



The front door opens into a spacious entrance hallway with a natural slate floor, a cloakroom and stairs to the first floor. A door opens into a stunning dual aspect garden room, with a gym area to the front and a sitting area and kitchenette to the rear.

The gym area has full height, double glazed patio doors which flood the room with natural light, whilst the sitting area has a useful array of kitchen units and appliances and double glazed French doors which open directly onto the rear garden and offer attractive views of the Creek.



An inner hallway leads to a superb, sound-proofed recording studio, with underfloor heating and an en-suite shower room, ideal for anyone wishing to work from home. The ground floor is completed by a useful utility cupboard and a separate storage area adjacent to the studio.

On the first floor there is a huge 'L' shaped living room with oak flooring, a fireplace with a wood burner effect electric fire and tall

double glazed windows and French doors which overlook the Creek and open onto a lovely full width balcony.

A set of pocket doors open into an impressive kitchen/breakfast room, which enjoys lovely views over the communal gardens at the front of the house. The kitchen has been fitted with an extensive range of sleek and contemporary wall and floor units and appliances, set around solid oak work surfaces and a large breakfast bar.

Also on this floor is study/guest bedroom with tall sash windows and panoramic views across Waterside Close and the farmland beyond.

On the second floor there are four double bedrooms and a beautifully appointed family bathroom with a contemporary white suite with a jacuzzi bath and a limestone floor with underfloor heating. The master suite is to the rear of the house and is a good size double room with built in triple wardrobes, an en suite shower room with a walk-in double

shower enclosure and elevated views over the creek.

#### OUTSIDE:

There is a block paved driveway with parking for two cars and an EV charger point to the front of the house, and a pretty front garden planted with a variety of mature flowers and shrubs.

The rear garden measures approx. 23' x 17' plus 13' x 17' and is a low maintenance walled courtyard style garden with a mix of sandstone paving and a gravelled area with a silver birch tree. On the first floor there is a large balcony securely enclosed by a brick wall and railings which enjoys superb views over the Creek.

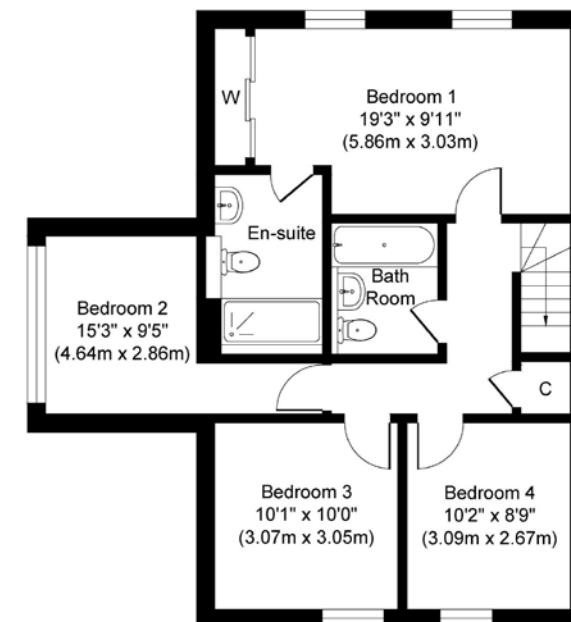
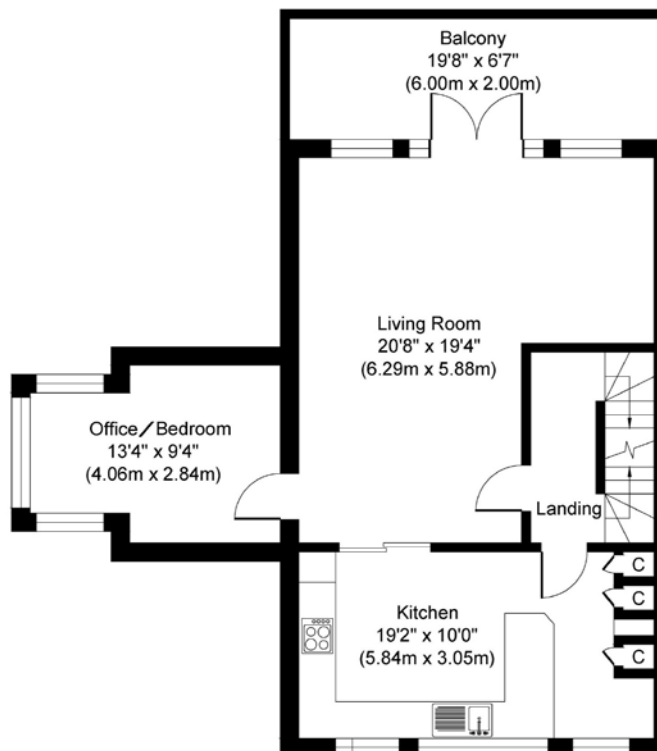
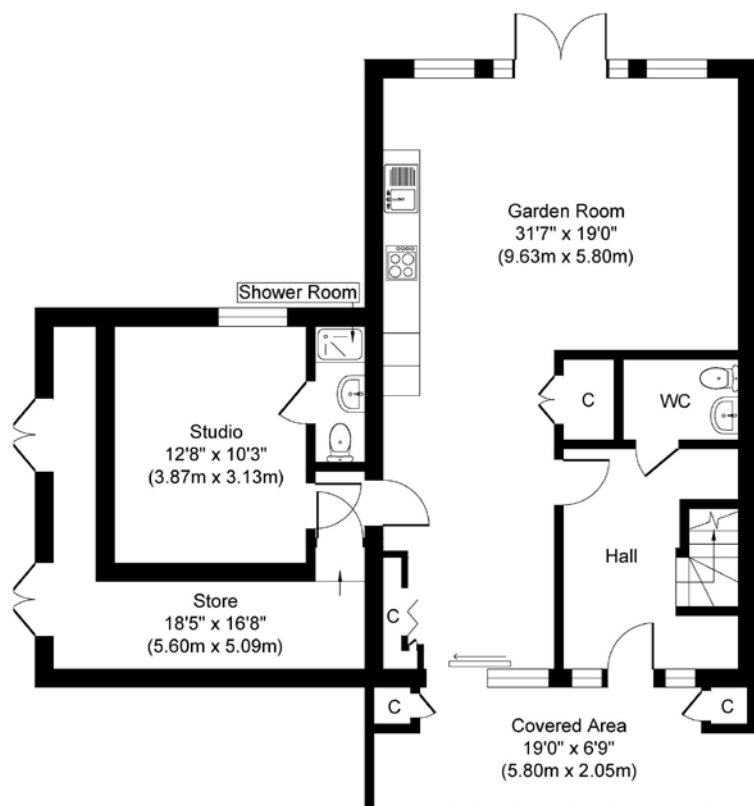
There is a communal garden which is laid to lawn with several mature trees, a visitors parking area, paved communal areas overlooking the Creek and a vehicular access to the quayside where the property has a 10m x 3m private mooring.











TOTAL FLOOR AREA:  
2319 sq. ft (215.4 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
G



GENERAL INFORMATION

There is an annual service charge of £600 for the upkeep of the communal areas & the moorings

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