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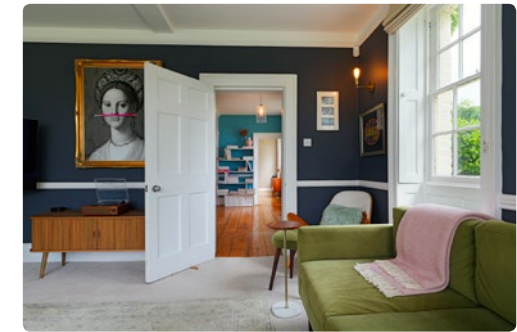
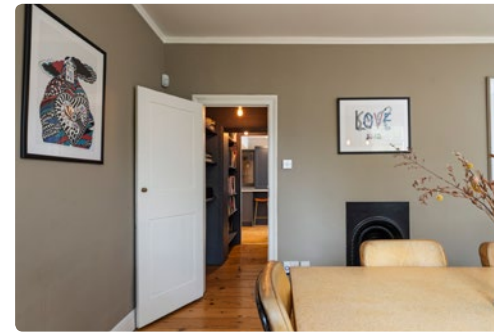
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The Lawn, Brent Hill, Faversham ME13 7EF

7 BEDROOMS | 4 BATHROOMS | 5 RECEPTIONS

Freehold



## The Lawn, Brent Hill, Faversham ME13 7EF

- A Magnificent Detached Georgian Residence
- Plus Self Contained Two Bedroom Guest Cottage
- Set Within 0.57 Acres of Glorious Gardens & Grounds
- Over 5500 Sq. Ft Of Beautifully Presented Accommodation
- Many Fine Period Features Throughout
- Spectacular Kitchen/Breakfast Room & Pantry
- Gated Driveway & Exceptionally Private Walled Gardens
- Within Minutes' Walk Of Faversham Town Centre & Station

### SITUATION:

Faversham boasts a heritage rich in nautical and brewing traditions. This historic market town is home to over 400 listed buildings, many of which now house an eclectic mix of independent shops, traditional pubs, wine bars, restaurants and cafés lining its attractive cobbled high street and lively market square. In recent years, Faversham has enjoyed a true renaissance, driven by a flourishing and engaged community and an ever-growing cultural calendar. Highlights include the much-loved Faversham Hop Festival, which celebrates the town's deep-rooted brewing heritage each autumn, as well as Faversham Literary Festival, bringing authors, talks and creative workshops to the town.

Alongside these, a vibrant music scene has emerged, with regular live performances spanning folk, jazz and contemporary acts in local venues, pubs and open-air settings, adding to the town's lively and creative atmosphere. Theatre productions, including

Shakespeare performances, and popular comedy nights further enrich the cultural offering. Leisure pursuits can be enjoyed at the town's indoor and outdoor swimming pools, historic cinema, museum, and the renowned Shepherd Neame Brewery, Britain's oldest brewer.

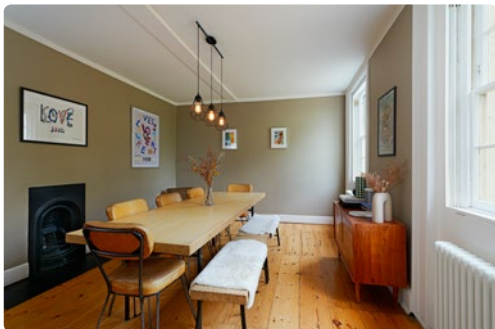
A short walk along medieval streets from The Lawns brings you to Standard Quay on Faversham Creek. Here, visitors can browse antiques, organic goods and handmade crafts, or unwind in waterside wine bars and restaurants while taking in the characterful setting of this atmospheric 17th-century quay, complete with moored barges and boats. Faversham benefits from a mainline railway station with regular services to London Victoria, Cannon Street and Charing Cross, as well as a high-speed connection to London St Pancras. The nearby M2 motorway also provides excellent road access to the capital. The town offers a strong selection of schools, including the highly regarded Queen Elizabeth's Grammar School.



**DESCRIPTION:**

A magnificent detached Georgian residence, set within 0.57 acres of exceptionally peaceful and secluded walled gardens and grounds, with magnificent views, yet situated within just a few minutes' walk of the bustling heart of Faversham's medieval town centre. The Lawn is a truly spectacular Georgian house, with almost 5000 sq. ft of grand and generously proportioned accommodation in the main house, complemented by Hillside, an additional two bedroom cottage, ideal as an annexe or guest cottage. The main property offers a wealth of fine period features, including glorious oversized bay windows, exposed floorboards, detailed cornicing and many beautiful, original fireplaces throughout.

However, the current owners have embarked upon a meticulous renovation of the property, including a completely new central heating system, a luxurious new kitchen and stylish and high specification bathroom suites, creating the perfect balance between modern



comfort and traditional period charm. The front door opens into a welcoming reception hall, with exposed floorboards, a fireplace and stairs to the first floor. To the left of the reception hall there is a dual aspect drawing room, with a grand fireplace with a marble surround and an inset Chesneys wood burning stove. Two tall sash windows and a spectacular bay window afford magnificent views over the gardens and grounds. A walk through bar area leads to an elegant music room, with another lovely fireplace and wood burning stove, a dual aspect and an oversized bay window creating the perfect space for a piano.

The kitchen/breakfast room has been beautifully renovated and now offers an extensive range of traditionally styled wall and floor units, set around quartz work surfaces, integrated appliances, a twin Butler sink with a Quooker hot tap and a secondary pot filling tap, above the five ring gas hob. An exposed brick fireplace and exposed floorboards add a touch of charm and make this a particularly warm and homely space.

The kitchen is further complemented by a useful pantry with additional fitted units and quartz worktops, whilst a further walk through pantry leads from the kitchen/breakfast room to a light and airy dining room. To the rear of the property, there is an outer lobby with the cloakroom and a huge utility/laundry room. This has additional wall and floor units, set around quartz worksurfaces, a Butler sink and an exposed brick feature wall.

A staircase descends from the hallway and leads down to a wonderful converted cellar with an exposed brick floor, a fireplace with a wood burning stove and a beamed ceiling. This is currently used as a snug and leads to a further games room, whilst a concealed 'Murphy door' opens into the boiler room.

On the first floor, a particularly spacious landing leads to five double bedrooms, a beautifully appointed family bathroom and a fully fitted dressing room (formerly a sixth bedroom). Two of the bedrooms share a 'Jack and Jill' shower room, whilst a further staircase rises to a useful loft room which is



The principal suite comprises an impressive dual aspect bedroom with four sash windows which flood the room with natural light and offer magnificent and far reaching views.

There is an elegant and luxuriously appointed en suite, with a marble topped vanity sink, a double shower enclosure, a contemporary wall mounted WC and a stunning freestanding bath, set beneath the window. This spectacular room is finished with marble tiling and oak effect flooring.

In addition to the main house, you have an attached guest cottage, with a spacious sitting room, dining room and well appointed kitchen and bathroom on the ground floor and two double bedrooms on the first floor.

#### OUTSIDE:

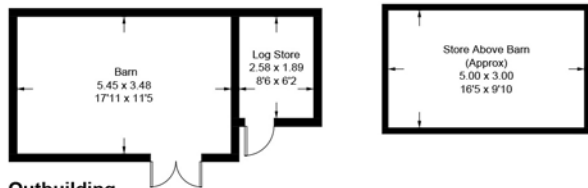
The Lawn occupies a particularly private and secluded setting, being set back behind a tall brick wall and enjoying a position which is elevated from the road. It is approached via a set of electronic double gates which open onto a sweeping gravel driveway. This leads to an extensive parking area with parking for at least six cars and a brick built tractor store and workshop.

Once inside, the grounds measure 0.57 acres and enjoy an exceptional degree of privacy. The gardens are predominantly to the front of the house and are mainly laid to lawn with several mature trees and beautifully planted flower beds. There is a secluded barbecue and outdoor cooking area with a shaded pergola for dining alfresco. There is an additional secret walled garden which is a wonderful natural habitat with pretty wild flowers and mature trees.

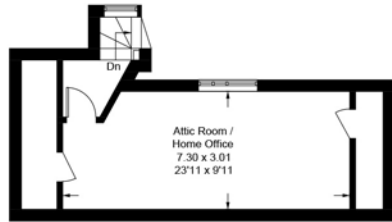




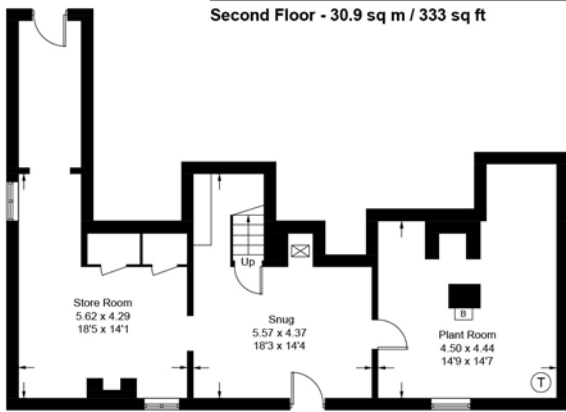




**Outbuilding**  
(Not Shown In Actual Location / Orientation)

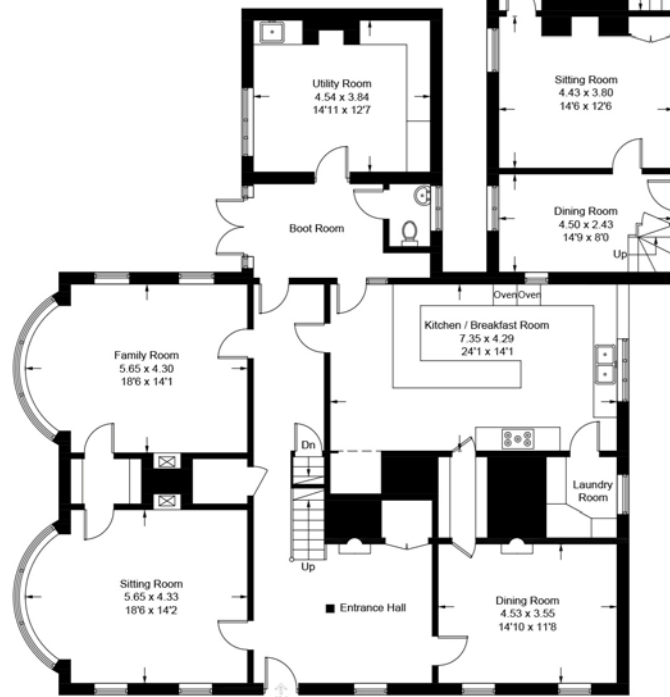
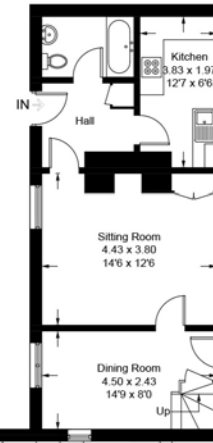


**Second Floor - 30.9 sq m / 333 sq ft**



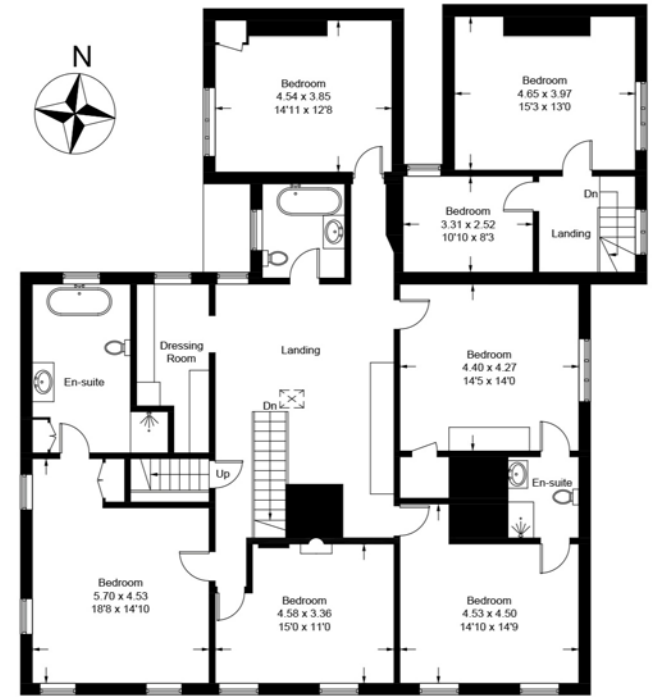
**Cellar - 71.7 sq m / 772 sq ft**

**Annex Ground Floor**  
47.0 sq m / 506 sq ft



**Ground Floor - 177.3 sq m / 1908 sq ft**

**Annex First Floor**  
33.1 sq m / 356 sq ft



**First Floor - 167.6 sq m / 1804 sq ft**



TOTAL FLOOR AREA: 6103 sq. ft (5671 sq. m)  
HOUSE: 4816 sq. ft (4475 sq. m)  
ANNEX/OUTBUILDING: 1287 sq. ft (119.6 sq. m)



EPC RATING  
Exempt



COUNCIL TAX BAND  
G and C



GENERAL INFORMATION  
The property is on all mains services and is Grade II Listed.

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