



Freehold



10, Russett Lane, Faversham, ME13 8YH

- Beautifully Enhanced Detached Residence
- Exceptionally Energy Efficient
- Over 1500 Sq.Ft Of Accommodation
- Open Plan Kitchen Diner & Utility Room
- Two Additional Receptions
- Four Double Bedrooms & Two Bathrooms
- Thoughtfully Landscaped Gardens
- Garage & Parking For Two Cars

SITUATION:

The charming market town of Faversham boasts a vibrant mix of high street names and independent retailers lining its attractive high street and bustling market square. Residents enjoy excellent leisure amenities, including indoor and outdoor swimming pools, a cinema, a spacious park and recreation ground, a museum, and a wide variety of pubs and restaurants. The quay has become a particularly popular spot for evening drinks and relaxed weekend strolls, featuring a wine bar and the much-loved Papa Bianco's—an ideal setting to watch the sunset while enjoying live music, pizza, and cocktails.

Faversham offers a strong choice of schooling, with several well-regarded primary schools and two secondary schools, including the highly regarded Queen Elizabeth's Grammar School. The town benefits from a mainline railway station providing regular services to London Victoria, Cannon Street, and Charing Cross, as well as

a high-speed connection to St Pancras International. Convenient access to the nearby M2 motorway ensures swift links to London and beyond.

The historic city of Canterbury lies approximately 10 miles away, offering a lively city centre with a blend of well-known high street brands and independent shops, along with an excellent selection of cafés and international restaurants. Canterbury also provides a wide range of sporting, leisure, and cultural attractions, including the renowned Marlowe Theatre.

Just 8 miles from Faversham is the popular seaside town of Whitstable, celebrated for its seafood and annual oyster festival held around its vibrant harbour and picturesque quayside. Whitstable also features an appealing mix of shops, boutiques, and restaurants, along with good schools and a variety of leisure facilities.



A beautifully enhanced, exceptionally energy efficient, four-bedroom detached residence, ideally situated within a sought-after development just off Brogdale Road in the charming market town of Faversham.

Built in 2022, the property has since been thoughtfully upgraded by the current owners, who have selected high-quality materials and, more recently, aesthetically enhanced the interiors with a refined palette inspired by Farrow & Ball, complemented by considered interior design throughout. The home offers over 1,500 sq. ft. of well-proportioned accommodation, in addition to a garage which also provides potential for use as a home gym or workshop.



Number Ten enjoys a desirable position, offering a strong sense of privacy both internally and externally. The symmetrical façade, finished in pale render, is complemented by well-placed windows and a soft pastel-coloured front door set beneath an oak-framed canopy, beautifully draped in established wisteria. The Mediterranean-style

front garden is thoughtfully landscaped, with a lavender-lined pathway.

Inside, a welcoming central hallway features seamlessly laid engineered oak flooring, setting the tone for the rest of the home. To the left, a bay-fronted kitchen/dining room offers an extensive range of cabinetry, fully integrated appliances, and elegant quartz worktops. The dining area is bathed in natural light from the bay window, enhanced by contemporary shutters, which have been fitted throughout the property. French doors from the kitchen open onto the patio, while a separate utility room provides ample space for laundry appliances.

The triple-aspect sitting room is tastefully adorned in a rich, bold colour palette, creating a warm and inviting atmosphere. French doors lead directly onto the sun terrace, further connecting indoor and outdoor living. The ground floor also benefits from a cloakroom and an additional versatile reception room, currently used as a gym but equally suited as a study or playroom.

Upstairs, there are four generously sized double bedrooms and a well-appointed family bathroom, complete with a separate shower, bathtub, WC, and basin. The principal bedroom enjoys a dual aspect, fitted wardrobes, and a stylish en-suite shower room.

OUTSIDE:

Externally, the garden has been fully landscaped to create a series of attractive and functional spaces. To the front and side, a dry Mediterranean garden provides strong kerb appeal and visual interest. The rear walled garden features two seating areas, several raised flower and vegetable beds with an irrigation system, and a long pond that attracts wildlife while adding a sense of calm and tranquillity to this elegant outdoor setting.

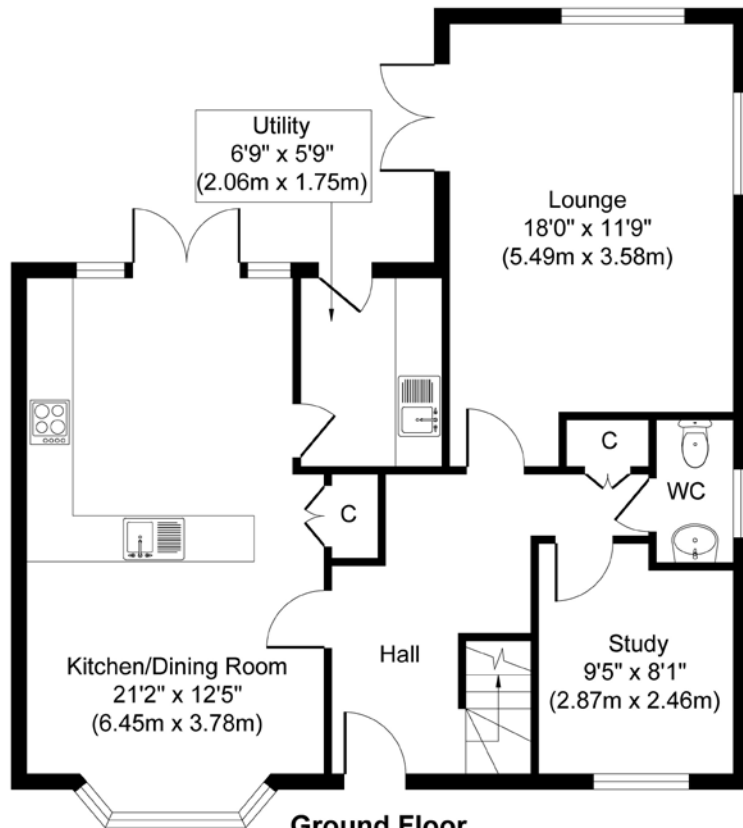
The garage is conveniently located to the rear of the garden and is complemented by an EV charger point and a driveway providing off-road parking for two vehicles.



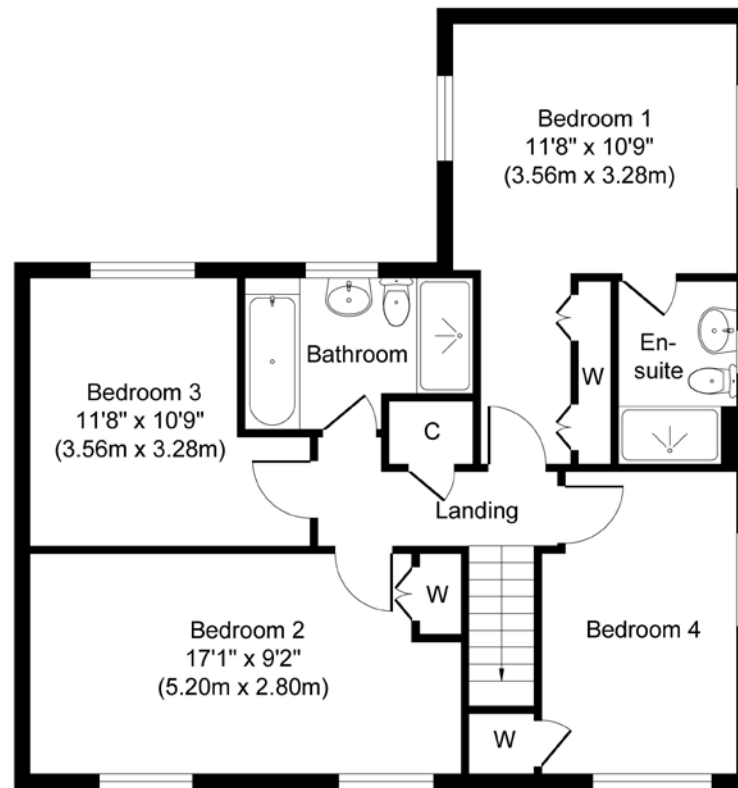




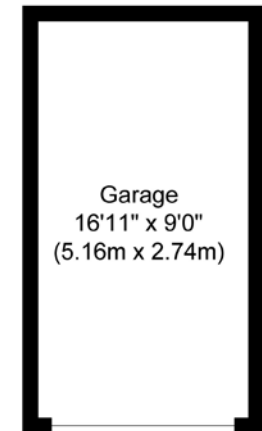




Ground Floor
Approximate Floor Area
781 sq. ft
(72.58 sq. m)



First Floor
Approximate Floor Area
770 sq. ft
(71.55 sq. m)



Garage
Approximate Floor Area
152 sq. ft
(14.13 sq. m)



TOTAL FLOOR AREA: 1703 sq. ft (158 sq. m)



EPC RATING
B



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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

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