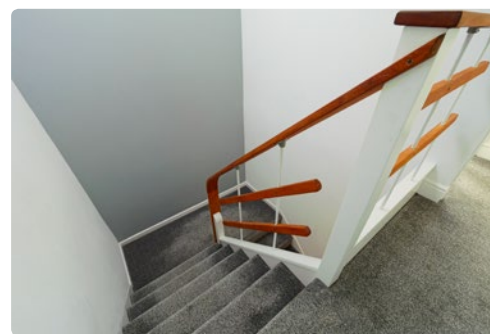
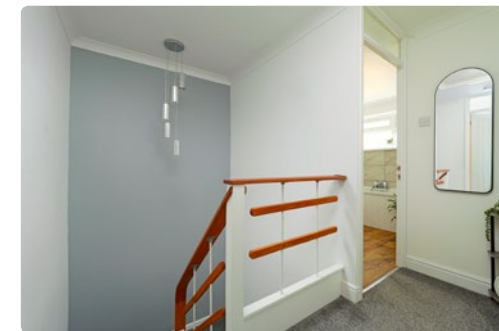




Freehold



20, Stoney Road, Dunkirk, Faversham, ME13 9TN

- Striking 1970's Mid Terrace Residence
- Thoughtfully Extended Open Plan Living Area
- Modern Fully Integrated Kitchen
- Over 1200 Sq.Ft Of Accommodation
- Three Bedrooms & Two Contemporary Bathrooms
- South Facing Rear Garden
- Driveway & Integral Garage
- Desirable Village Location Close To Canterbury

SITUATION:

The property is situated in the popular village of Dunkirk, conveniently located approximately three miles east of Faversham and five miles west of Canterbury. Dunkirk itself benefits from a recently built village hall, two garden centres, a farm shop, and the well-regarded Red Lion public house. The neighbouring village of Boughton offers an excellent range of everyday amenities, including a post office, village store, churches, a highly regarded primary school, hairdressers, and a selection of pubs and restaurants. The two villages are closely connected and enjoy a strong sense of community. Dunkirk is ideally positioned for access to the A2, providing convenient links to the wider motorway network. A regular bus service runs through the village, connecting to both Canterbury and Faversham. Mainline railway stations at Canterbury and Faversham offer frequent services to London Victoria, as well as high-speed services to London St Pancras.

The nearby market town of Faversham features a thriving High Street with a mix of independent retailers and well-known brands. The town hosts a popular market three times a week and offers a range of well-regarded primary schools, along with the highly regarded Queen Elizabeth's Grammar School. Leisure facilities include indoor and outdoor swimming pools, a cinema, and a large park.

The cathedral city of Canterbury provides a wider selection of shopping, dining, leisure, and educational amenities, including a variety of state and private schools, three universities, the Whitefriars Shopping Centre, the Marlowe Theatre, and two hospitals.

The coastal town of Whitstable lies just six miles away and is renowned for its seafood and annual oyster festival, centred around its vibrant harbour and picturesque quayside. Whitstable also offers a diverse range of shops, boutiques, and restaurants, along with good schooling options and excellent leisure facilities.



DESCRIPTION:

This mid-terrace, three-bedroom, 1970's built property has been significantly enhanced by the current owners, who have introduced thoughtful interior design and creative aesthetic improvements throughout. Offering over 1,200 sq. ft. of extended and beautifully configured, accommodation, the home features a modern kitchen that is open plan to additional living spaces, creating a sociable and functional layout. The property is situated in the sought-after village of Dunkirk, just a few miles from the cathedral city of Canterbury, and benefits from a south-facing rear garden and a driveway to the front.

Externally, the façade combines exposed brickwork with whitewashed weatherboarding, giving the home a distinctive and attractive appearance. The garage is integral to the house and offers potential for conversion, subject to the necessary consents.



The front door opens into a generous hallway, with a study to one side and access to the garage on the other. To the rear, the living space is partially open plan, with clearly defined areas for relaxing, dining, and cooking. The kitchen is fitted with modern white units, oak worktops, metro-style tiles, and under-pelmet lighting. A range of integrated appliances includes a gas hob and double oven. A breakfast bar peninsula provides subtle division while maintaining an open and sociable feel.

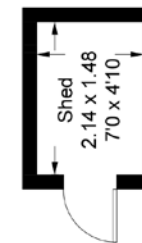
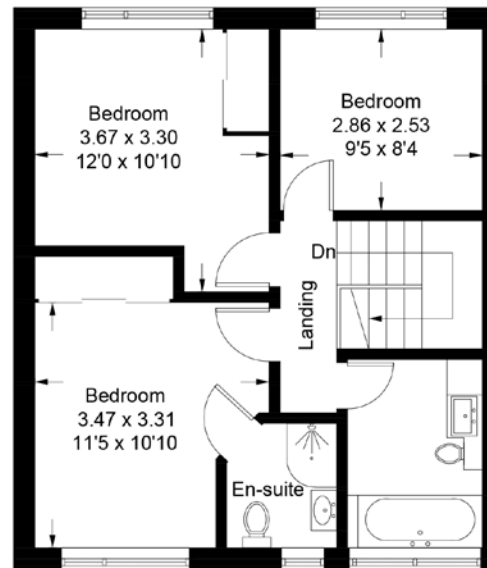
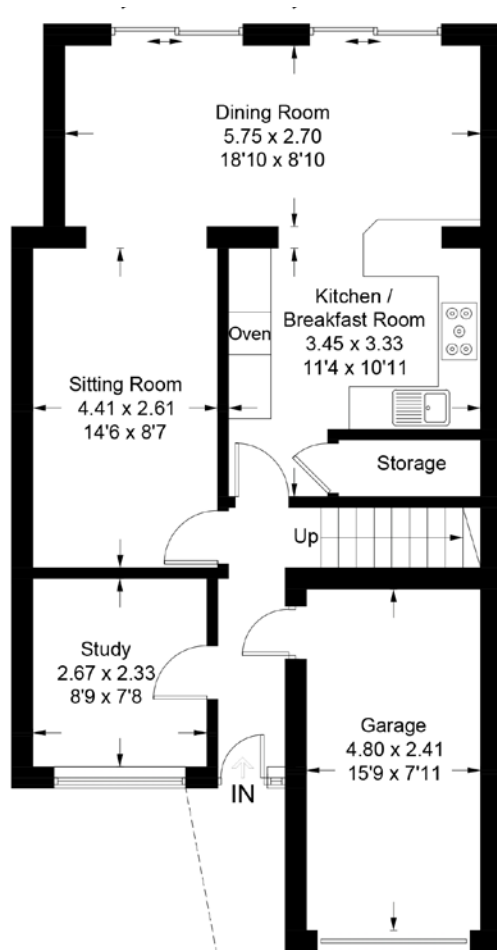
The dining and living area spans the full width of the property, featuring two sets of double doors that open onto the garden, allowing for plenty of natural light. This space is complemented by a comfortable sitting area. To the first floor, there are three bedrooms and a well-appointed, beautifully finished family bathroom. The main bedroom benefits from decorative panelling, fitted wardrobes, and an en-suite shower room.

The garden is generously sized and enjoys a sunny, south-facing aspect. It is mainly laid to lawn, with a patio area directly accessible from the rear doors—ideal for outdoor dining and entertaining. To the front, a driveway provides off-road parking and leads to the integral garage, which offers further potential for conversion (subject to planning permission).

OUTSIDE:







(Not Shown In Actual Location / Orientation)
Outbuilding



TOTAL FLOOR AREA: 1239 sq. ft (115 sq. m)



EPC RATING
C



COUNCIL TAX BAND
C



GENERAL INFORMATION:
All services are mains connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

