



Preston Street, Faversham





Chase House

55 Preston Street
Faversham, Kent
ME13 8PG

10 miles Whitstable
13.5 miles Ashford

10 miles Canterbury
26 miles Folkestone

Description

Ground Floor

- Steps up to Portico
- Entrance Hall
- Drawing Room
20'10 x 16'2
(6.35m x 4.93m)
- Sitting Room
18'2 x 14'10
(5.54m x 4.52m)
- Dining Room
15'8 x 12'0
(4.78m x 3.66m)
- Kitchen/Breakfast
Room 15'2 x 14'8
(4.62m x 4.47m)
- Utility Room
- Cloakroom
- Office/Family Room
18'9 x 10'6
(5.72m x 3.20m)

- Cellar Three
15'2 x 15'1
(4.62m x 4.60m)
- Cellar Four
15'9 x 12'0
(4.80m x 3.66m)
- First Floor
- Landing
- Bedroom
18'6 x 15'8
(5.64m x 4.78m)
- Bedroom
18'8 x 15'4
(5.69m x 4.67m)
- Bedroom
15'8 x 14'5
(4.78m x 4.39m)
- Bedroom
15'4 x 14'7
(4.67m x 4.45m)

External

- Enclosed area to the side providing off street parking
- Rear Garden - Enclosed, mainly laid to lawn with flower and shrub borders

Basement Level

- Cellar One
17'11 x 15'9
(5.46m x 4.80m)
- Cellar Two
15'9 x 15'2
(4.80m x 4.62m)

Second Floor

- Landing
- Bedroom
15'10 x 11'2
(4.83m x 3.40m)
- Bathroom



Property

A beautiful Grade II listed Georgian home situated in a prime location in the heart of Faversham with generously proportioned rooms. The flexible accommodation is arranged over three floors plus four large cellar rooms offering potential for further development. The present owners have updated many aspects and period features of the property as well as renovating doors, fireplaces, Cornice mouldings and windows. Externally there is a good sized town garden with an enclosed area to the side providing off street parking.

The top floor has a double bedroom and a large modern bathroom. On the first floor there are four further bedrooms, a laundry room and a second bathroom with a modern four-piece suite. On the ground floor there are steps up to an impressive portico with entrance door leading to the spacious hall with staircase rising to the first floor. The drawing room has a period fireplace and a bay window to the front, the sitting room has an 'Adam' style fireplace. There is a good sized kitchen/breakfast room with modern units plus a separate utility room, cloakroom and an office/family room.

The property is located towards the Southern end of Preston Street within a short walk of the mainline railway station offering regular services to London. The wide range of shopping and leisure facilities of the market town are within easy reach. The town has excellent schooling across all ages and ranges including the Queen Elizabeth Grammar School. The Cathedral City of Canterbury is easily accessible by road or rail, offering a wide range of shopping, schooling and leisure facilities. The A2 and M2 Motorway is close by giving good road connections to London and the Southern Motorway network.



Our Time Here

We moved to Faversham with our young family with the intention of buying an older property which needed renovation. My husband had always wanted a double fronted Georgian property and enjoys doing a lot of the restoration and refurbishing work himself. When we discovered that Chase House was to be sold, it provided us with the opportunity to fulfil these ambitions.

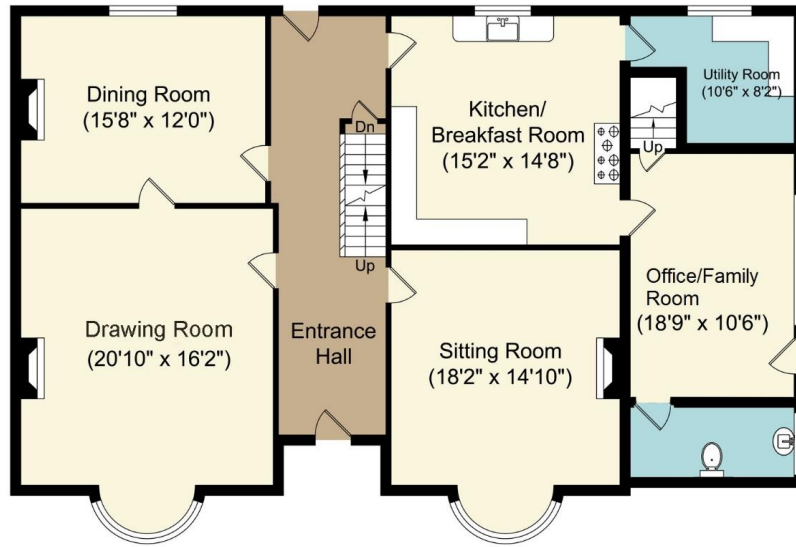
The space and symmetry of the property is very appealing. Each room has its own character, which has emerged as we have worked our way through the restoration process. The property was in dire need of some TLC to restore it to its former splendour and it has been a pleasure and a challenge to achieve that.

Faversham is a town with a great deal of history and historic buildings, one of which is Chase House. There is a great deal of community spirit in the town and people really care about what goes on here. There are many and various societies, clubs and organisations covering all sorts of interests. There is an annual Hop Festival, Vintage Transport weekend and Carnival Parade, all taking place on our doorstep. There is a range of local shops, many of which are independent, a regular market 3 times a week and other feature markets.

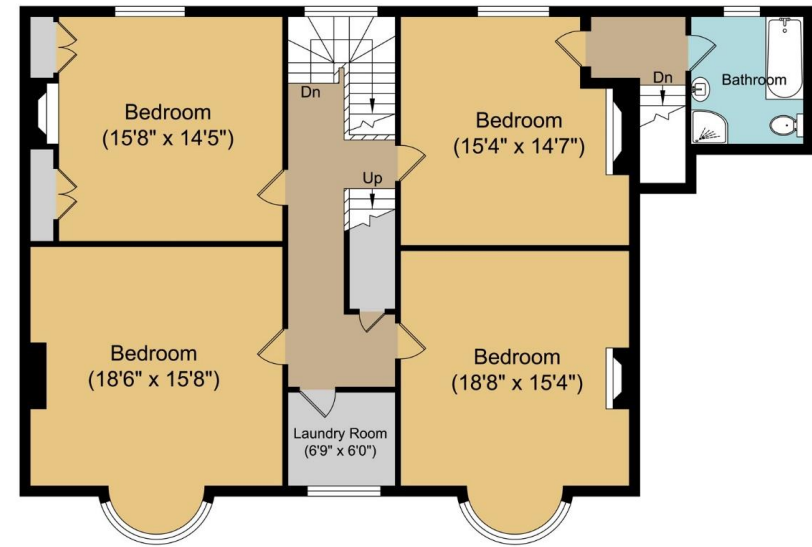
There is a good choice of schools in the area, many of which are within walking distance of the town, and there is a wide range of sporting and leisure facilities for all age groups. There are additionally good transport links by road, rail and bus to local areas and London.

Living in Chase House has enabled our children to grow up taking full advantage of the local amenities, and our proximity to the station and bus stops have helped them to have independence. Their friends have also enjoyed spending time socialising here. We will all miss the spacious rooms and convenient situation of the house, but my husband won't miss all the hard work!

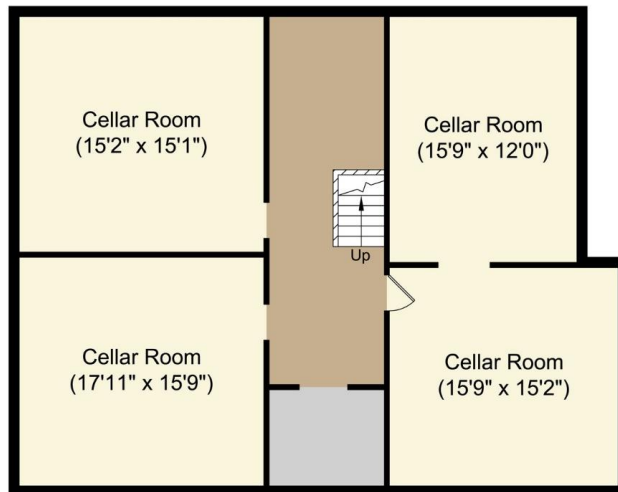




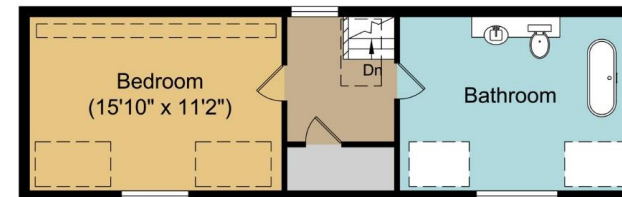
Ground Floor
Approximate Floor Area
1489.83 sq. ft.
(138.41 sq. m)



First Floor
Approximate Floor Area
1284.67 sq. ft.
(119.35 sq. m)



Basement
Approximate Floor Area
1111.58 sq. ft.
(103.27 sq. m)



Second Floor
Approximate Floor Area
428.18 sq. ft.
(39.78 sq. m)



TOTAL APPROX FLOOR AREA 4472 SQ. FT. (AREA 415.5 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.

Property History

We understand, 'Chase House' was built in 1803 by Robert Collier and in 1864 it was the home of Brooke Jones, who was one of the directors of 'Faversham Water Company'. In 1912, the house was purchased by Percy Charles Black who converted the drawing room on the Forbes Road corner into a cycle shop.

The stables behind the house were converted into a garage which he named the 'Central Motor Works': the cycle business was called the 'Borough Cycle Works'. The garage was reached by climbing a slope, hence the still visible garage sign on the wall of the house which points upwards. He introduced a taxi business before the 1914/1918 war and his 'Motors for Hire' sign can also still be seen on the side of the building today.

In the 1930's the cycle shop became a fruiterers, then it later became a grocery shop and at one time it was named the 'Top Shop', being at the top of the street.

At the end of the war 'Chase House' became a stocking repair workshop but after it ceased to be used for this purpose, it accommodated the office of local estate agent, Peter V Head, who for some years kept an advertising display in the front garden.

After nearly 80 years of business use, 'Chase House' was restored to residential use in 1960 and was again occupied by the Black family.

Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



Viewing

Strictly by appointment with Miles and Barr Exclusive

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Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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