



PAUL WILLMOTT  
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Maple Villas, London Road, Faversham ME13 8RX

IMPOSING VICTORIAN VILLA EXCELLENT LOCATION • EXTENSIVELY REFURBISHED  
4 BEDROOMS - 3 RECEPTIONS- UTILITY ROOM - PERIOD FEATURES

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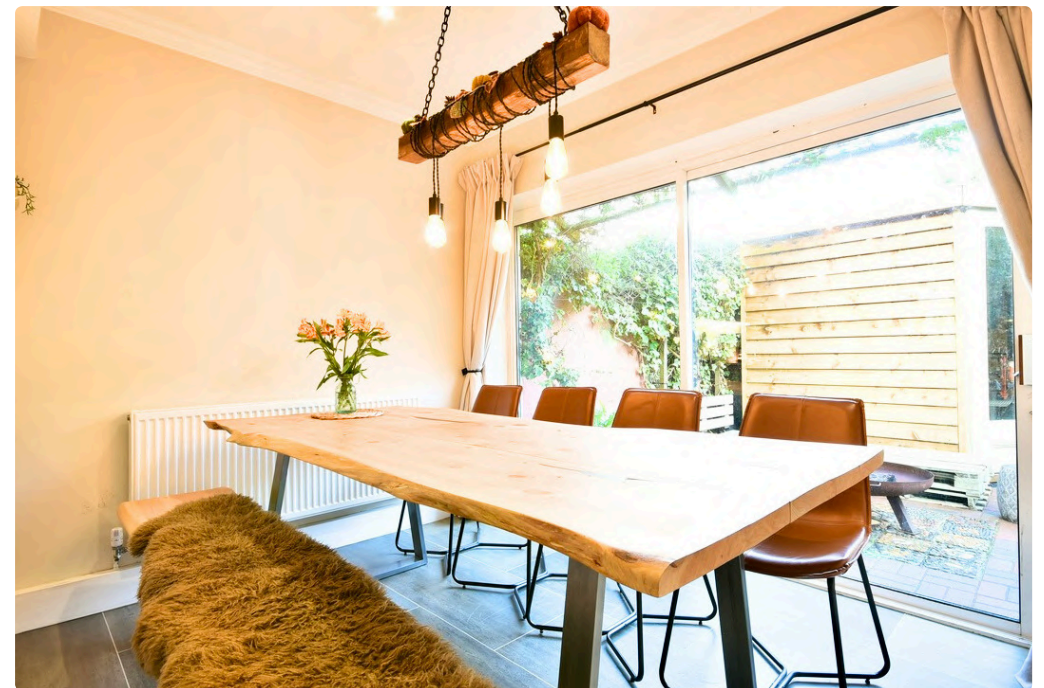
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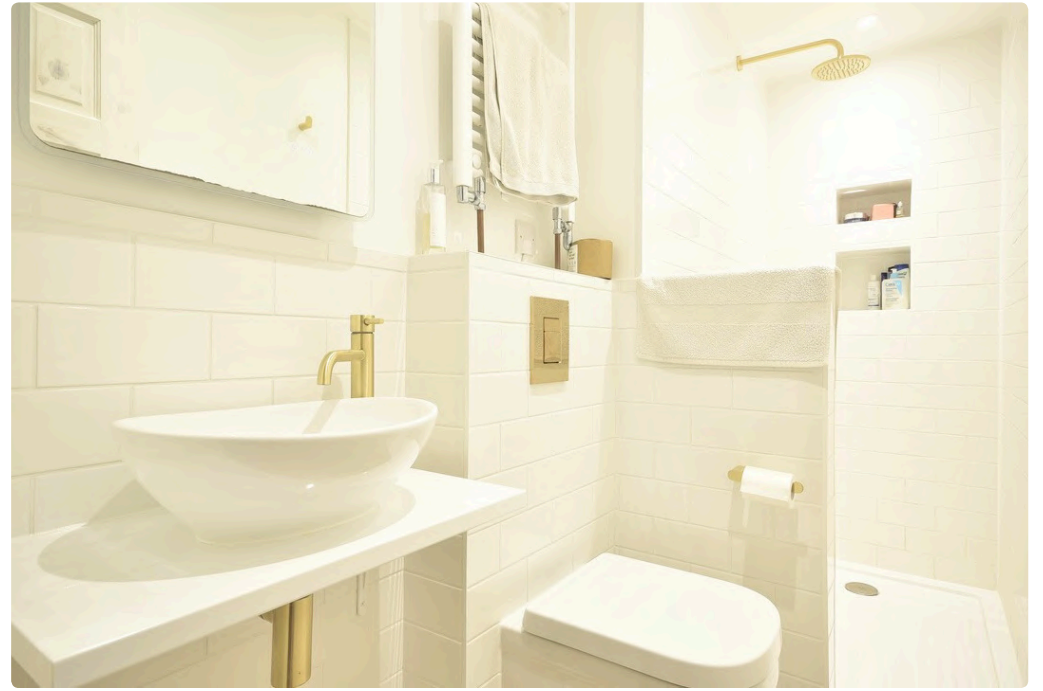


## Maple Villas, Faversham, ME13 8RX

- Spacious Victorian property
- Excellent location
- Four bedrooms (Master with en-suite)
- Light and airy sitting room
- 25' kitchen/diner
- Cinema room
- Utility room
- Purpose built gym room
- Extensively refurbished



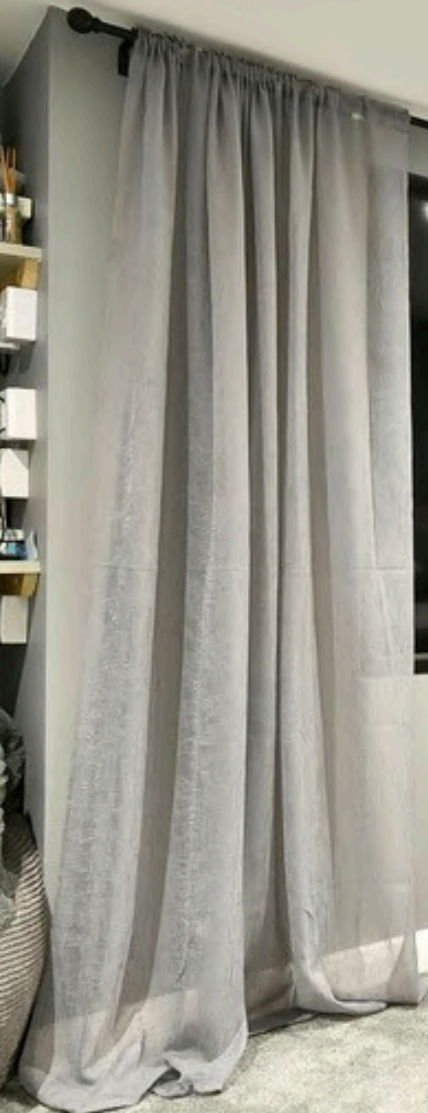
















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This magnificent early 20th-century Victorian residence has been beautifully refurbished to combine period charm with a contemporary finish. Ideally located near Faversham's mainline station, it offers convenience and prestige in a highly sought-after area.

Upon entry, a decorative wrought iron gate leads to a classic tiled pathway and traditional part-glazed front door in Heritage Green, setting the tone for the home's timeless elegance. Inside, the grand entrance hall features high ceilings, intricate plaster coving, and restored stripped wooden flooring, enhancing the sophisticated ambiance.

The sitting room, bathed in natural light from a large bay window, offers a serene family retreat. A floating sleeper mantle above an open fireplace adds character, with the stripped flooring continuing throughout. At the rear, an impressive extension creates a spacious kitchen/dining area, ideal for entertaining. Sliding doors open to the garden, while premium Neff appliances, a center island doubling as a breakfast bar, and custom cabinetry add both style and functionality.

A thoughtfully designed utility room offers a worksurface with fitted cabinets, space for a washing machine and dryer, and a built-in unit housing the combi boiler and Megaflow system. There is also a concealed study nook and modern WC, with double doors providing access to the garden—perfect for dog owners.

The basement has been expertly converted into a cosy cinema room, complete with luxurious carpeting and natural light from a front-facing window. This level also includes a practical storage area.

Upstairs, the spacious principal bedroom, featuring a bay window, has been reconfigured to include an en-suite shower and dressing area. Three additional bedrooms and a contemporary family bathroom with a walk-in shower complete the first floor. The loft offers extensive storage and potential for future conversion, subject to the necessary consents.

The rear garden is designed for family living, with a paved seating area, fire pit, and two timber sheds. A purpose-built, fully insulated gym with power and lighting adds further appeal. Rear access provides easy pedestrian access to The Mall.

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## Location:

The property is located in the historic market town of Faversham, just a third of a mile from Faversham mainline station. This offers convenient access to London, with high-speed trains reaching St Pancras International in around an hour. The area is well-served by a selection of reputable schools, including several primary and secondary options. The highly esteemed Queen Elizabeth's Grammar School, consistently rated as one of the top schools in the area, is less than a mile from the property.

Faversham's vibrant town centre is renowned for its rich heritage and charm, featuring a diverse array of independent retailers. The town proudly hosts the oldest market in Kent, operating three days a week, and also offers a monthly arts, crafts, and food market, as well as a popular antiques market.

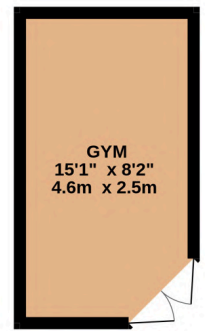
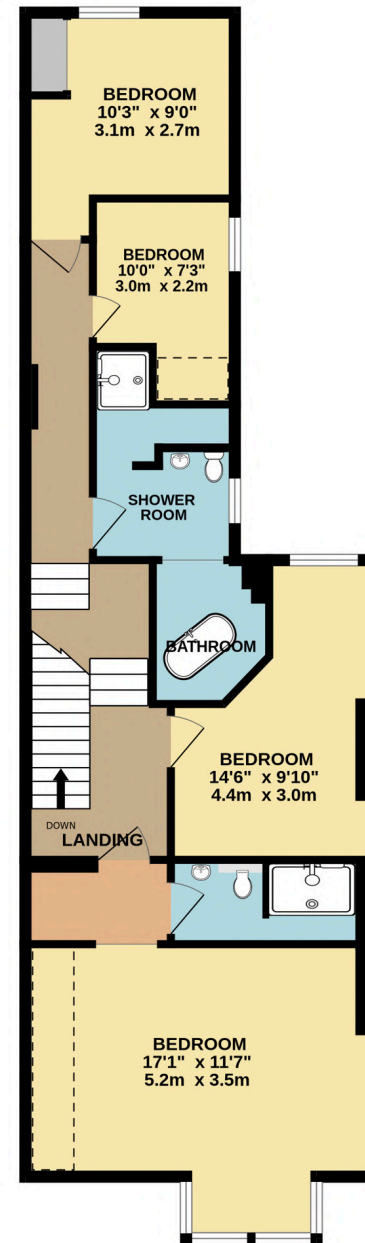
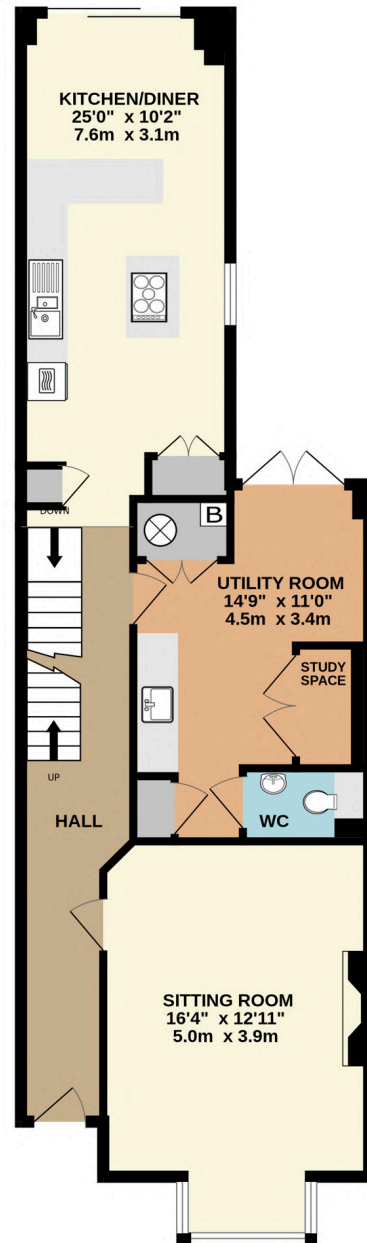
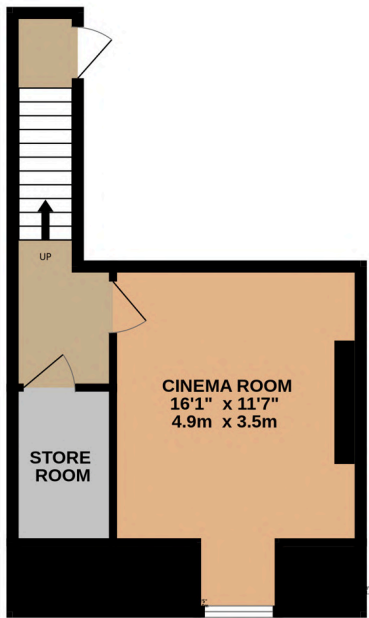
For broader amenities, Canterbury's cultural and shopping attractions are just 10 miles away, while the seaside town of Whitstable, famous for its oysters and coastal charm, lies only 8 miles from the property. The nearby A2 provides excellent transport links, offering easy access London and Dover.

Services: We understand that all main services are connected.

Council Tax Band: D

EPC Rating: D

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TOTAL FLOOR AREA : 1975 sq.ft. (183.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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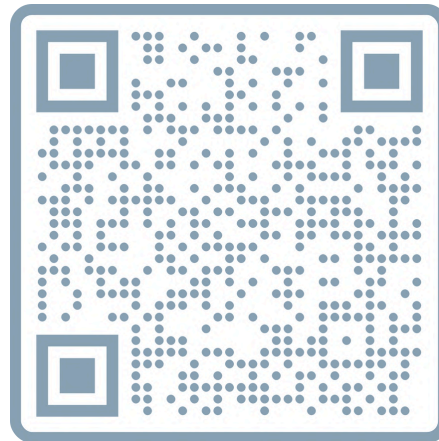


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