

CHRISTOPHER HODGSON



Hernhill, Faversham

£325,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Hernhill, Faversham

Rafiki Fostall, Hernhill, Faversham, Kent, ME13 9JG

A charming period cottage believed to date back to the early 1800's, ideally located in an unspoilt rural location and within the conservation area.

The accommodation features exposed timber beams and exposed brickwork, and is arranged to provide a sitting room, dining room, kitchen, a conservatory with doors opening to the garden, and a ground floor bathroom. To the first floor, there are two generous double bedrooms.

The delightful mature garden is a particularly attractive feature of the property, extending to 54ft (16m) with a Westerly aspect. A driveway provides off street parking for two vehicles and access to a detached outbuilding/workshop which benefits from power and lighting.



LOCATION

Hernhill is a delightful rural village centred around a 15th Century church, St Michaels, traditional public houses, the well regarded Hernhill C of E primary school and Mount Ephraim, an 800 acre estate with Grade II listed manor house and sprawling, beautifully manicured gardens which are open to the public. Hernhill is easily accessible to both Faversham and Whitstable, both enjoying a good range of educational facilities, shopping, recreational and leisure amenities as well as the High Speed Javelin service providing fast and frequent access from Faversham to London St Pancras with a journey time of approximately 68 minutes. Canterbury is approximately 7.5 miles distant with its Cathedral, theatre, cultural and leisure amenities and also benefits from excellent public and state schools. The City also boasts the facility of a major shopping centre enjoying a range of mainstream retail outlets together with a variety of individual shops.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Sitting Room 12'8" x 11'2" (3.88m x 3.42m)

- Dining Room 12'8" x 9'10" (3.88m x 3.00m)
- Kitchen 11'9" x 5'7" (3.59m x 1.70m)
- Conservatory 9'1" x 8'3" (2.79m x 2.52m)
- Bathroom 7'10" x 4'5" (2.41m x 1.35m)

FIRST FLOOR

- Bedroom 1 11'4" x 11'0" (3.46m x 3.37m)
- Bedroom 2 12'8" x 7'3" (3.88m x 2.21m)

OUTSIDE

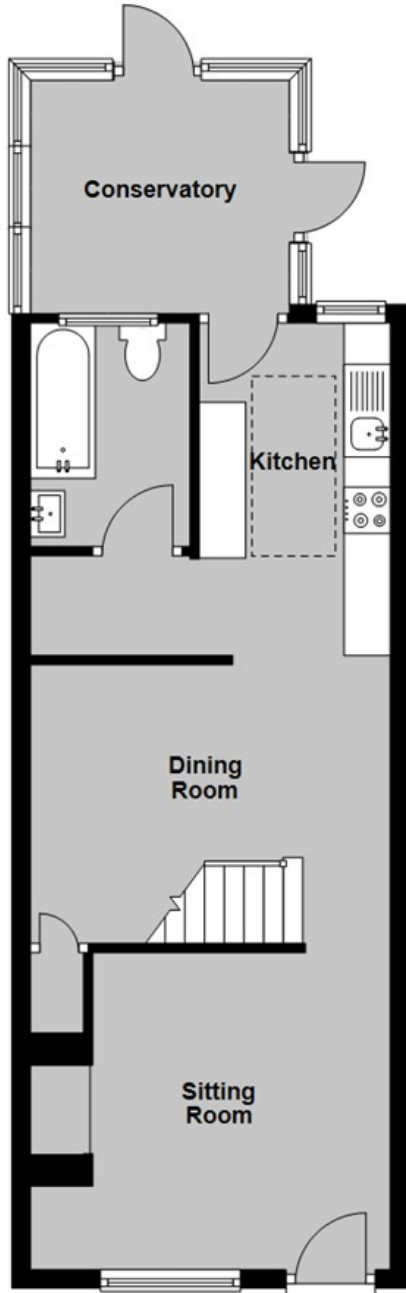
- Garden 54' x 26' (16.46m x 7.92m)
- Outbuilding/Workshop





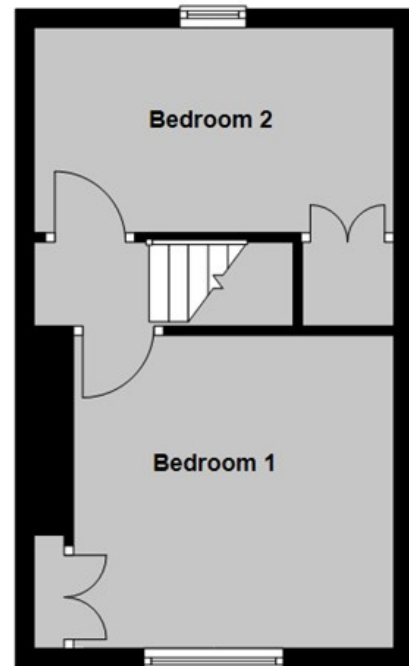
Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



Total area: approx. 72.9 sq. metres (785.1 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

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Energy Efficiency Rating	
Current Energy Efficiency Rating	A
Current Environmental Health Rating	B
Current Energy Conservation Rating	66
Minimum Energy Efficiency Standard	E
Minimum Environmental Health Standard	F
Minimum Energy Conservation Standard	G
England & Wales	

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