



**Connells**

Pineta Faversham  
Kent





## Property Description

Viewings are highly recommended to appreciate all on offer in this very spacious, family home set in a sought after village location.

Sit on a generous plot, this four bedroom home enjoys wrap around gardens with large lawns, patio with seating area and surrounded by mature trees and shrubbery. There is gated access from the road in to the driveway with parking for multiple vehicles and access in to the double garage. The garage is fully powered with internal door leading to the kitchen.

Internally, the home is spread over two floors and provides a great living space within the large lounge area with vaulted ceiling, brick chimney breast and fire place and sliding doors overlooking the garden. There is a dining room with more sliding doors to the garden.

The kitchen is finished to a modern standard with an array of fitted units, breakfast bar, integrated appliances and a separate breakfast, dining room. The ground floor also boasts a cloakroom and study room that could be used as fifth bedroom if necessary.

The first floor opens to a gallery landing with access to the four bedrooms, the main bedroom enjoying a wash room with WC, main family shower room with matching suite and plenty of built in storage cupboards throughout the floor.

Sold with no onward chain, ready to view and ready to move in to.

## Entrance Hall

Front door in to hall with wood flooring, stairs to first floors, radiator

## Study

9' 7" x 6' 9" ( 2.92m x 2.06m )  
Wood flooring, window, radiator

## Cloakroom

Fully tiled, WC and wash hand basin, window

## Kitchen

14' 3" Max x 12' 5" Max ( 4.34m Max x 3.78m Max )

Modern fitted kitchen, matching wall and base units, work surface over with breakfast bar. 1 and half sink with drainer, five ring range cooker, integrated dishwasher and fridge. Window and door to the garden, fully tiled floor.

## Breakfast Dining Room

9' x 7' 9" ( 2.74m x 2.36m )  
Two windows, radiator, tiled flooring

## Main Dining Room

15' 3" x 9' 11" ( 4.65m x 3.02m )  
Sliding doors overlooking the garden, wood flooring, radiator

## Living Room

22' 1" x 12' 9" ( 6.73m x 3.89m )

Wood flooring, exposed brick chimney brick and fire place, log burner. Vaulted ceiling with wooden beams, sliding doors, two windows and two radiators.

## Landing

Carpeted landing area, velux window, two built in storage cupboards, loft hatch.

## Bedroom One

10' 7" plus alcove to cupboard x 8' 11" ( 3.23m plus alcove to cupboard x 2.72m )

Two windows, carpet, radiator, two built in cupboards

## En Suite

WC, wash hand basin, fully tiled

## Bedroom Two

11' 1" x 9' 11" ( 3.38m x 3.02m )

Window, radiator, carpet

## Bedroom Three

10' 10" x 9' 7" ( 3.30m x 2.92m )

Two windows, two radiators, carpet, built in cupboard

## Bedroom Four

8' 11" x 7' 9" ( 2.72m x 2.36m )

Velux window, carpet, radiator, built in storage rails.

## Family Shower Room

Shower room with shower cubicle, WC, wash hand basin, bidet, window, fully tiled walls and floor.

## Double Garage

18' 6" x 16' 8" ( 5.64m x 5.08m )

Double garage, two up and over doors, side window, concrete floor.

## Outside

Gated access from the road to driveway with space for multiple vehicles. Access to double garage. A generous garden area mostly laid to lawn with side patio, seating area, greenhouse and other garden furniture. Surrounded by mature trees and shrubbery and countryside view beyond.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/FAV102823](http://connells.co.uk/Property/FAV102823)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FAV102823 - 0007