Connells

The Lawn Brent Hill
Faversham

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Faversham ME13 7EF

for sale guide price
£1,500,000

'The Lawn' is an elegant Georgian Grade II listed country house with an attached cottage & outbuildings all set amidst an enchanting walled garden. Occupying an idyllic semi-rural location, adjoining the undulating elevation of Davington, yet within walking distance of the town centre & mainline station, this wonderful & inviting family home features elegant, light & airy reception rooms of excellent proportions providing ideal areas for entertaining.

The kitchen/breakfast room is stylishly fitted with a comprehensive range of units complimented by an AGA as well as having the benefit of a larder & separate substantial utility room. The extensive lower ground floor basement offers enormous potential. It is currently divided into three chambers & has two doorways which could also offer external access (subject to any Building Regulations).

There are five bedrooms all of which enjoy views over the garden plus a single/study room plus an additional loft room on the second floor. The two bath/shower rooms are very well-appointed with modern fittings & a cast iron bath in the master en suite.

The lawn is approached by a private long gated drive leading to a gravelled parking area solely for the house and annexe. The driveway also gives access to a timber outbuilding which is currently used as storage. The walled gardens are glorious & provide both privacy & seclusion with stunning panoramic views across the town. They are enhanced by a vast expanse of lawn with a wide array of planting and there is an additional 'secret' walled garden which contains various fruit trees & an informal garden which could easily become a kitchen garden for the property.

The attached cottage would make an ideal annexe accommodation or could provide income as a holiday let and consists of the following accommodation: Kitchen, lounge, 2nd reception with external access to garden, bathroom. On the first floor there are 2 bedrooms. Outside there is a courtyard garden, plus off road parking to the front.

ACCOMMODATION

Reception Hall

Entrance door to front. Exposed floorboards. Stairs to first floor. Door to cellar. Radiator.

Dining Room

11' 7" x 14' 10" (3.53m x 4.52m)

Windows to front. Feature fireplace. Exposed floorboards.

Drawing Room

18' 7" x 14' 2" (5.66m x 4.32m)

Curved bay window to side. Woodburner.

Sitting Room

18' 6" x 14' 1" (5.64m x 4.29m)

Curved bay window to side. Woodburner.

Basement

46' 1" max x 33' 4" max overall measurement (14.05m max x 10.16m max) It is divided into 3 chambers, windows and 2 external doors.

Kitchen/Breakfast Room

14' x 24' (4.27m x 7.32m)

Window to side. Fitted kitchen with wall & base units. Sink/drainer. AGA and space for additional cooker. Plumbing for dishwasher. Space for fridge/freezer. Large fireplace.

Walk-In Larder

5' 10" x 7' 1" (1.78m x 2.16m)

Window to side.

Rear Lobby/Entrance

Glazed entrance. Exposed floorboards. Door to:

Utility Room

14' 5" x 12' 4" (4.39m x 3.76m)

Fireplace. Butler sink, plumbing for washing machine. Radiator.

First Floor Landing

A spacious landing with Velux window, fitted book case, stairs to second floor.

Master Bedroom

14' 10" x 18' 8" into recess (4.52m x 5.69m into recess) Windows to front and side. Radiator. Door to:

En Suite Suite of: WC, washbasin and free-standing cast iron bath. Walk-in shower cubicle. Radiator.

Bedroom 2

14' 9" x 11' 6" (4.50m x 3.51m)

Windows to front. Radiator. Door to:

En Suite

Suite of: WC, washbasin in vanity unit and walk-in shower. Chrome towel rail.

Bedroom 3

15' x 11' 8" (4.57m x 3.56m)

Windows to front. Feature fireplace. Exposed floorboards.

Bedroom 4

14' x 14' 5" (4.27m x 4.39m)

Window to side. Built in wardrobe. Radiator.

Bedroom 5

12' 8" x 14' 10" (3.86m x 4.52m)

Window to side. Built in wardrobe. Radiator.

Bedroom 6/Study Room

14' 3" max x 6' 3" (4.34m max x 1.91m)

Window to side. Radiator.

Family Bathroom

Window to front. Suite of: WC, pedestal washbasin and bath with mixer taps and shower over. Extractor fan, shaver point. Chrome towel rail. Part-tiled.

Loft Room

9' 10" x 23' 11" (3.00m x 7.29m)

Fitted cupboards. Radiator.

COTTAGE ACCOMMODATION

Entrance Hall

Bathroom

Kitchen 12' 7" x 6' 5" (3.84m x 1.96m)

Lounge 12' 5" into recess x 14' 6" (3.78m x 4.42m)

Dining Room 14' 8" x 7' 11" (4.47m x 2.41m)

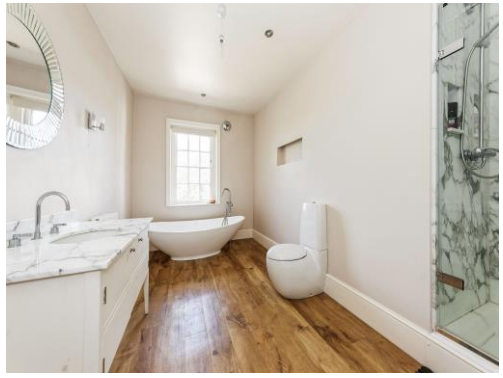
First Floor Landing

Bedroom 1 15' 2" x 13' (4.62m x 3.96m)

Bedroom 2 10' 10" x 8' 3" (3.30m x 2.51m)

Courtyard Garden

The courtyard provides off road parking to the front plus an additional courtyard garden to the rear.



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Tenure: Freehold

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