



SAXON SHORE  
— ESTATE AGENTS —



## 31 Newton Road, Faversham, Kent ME13 8DZ Offers in excess of £635,000

An imposing and beautifully presented three bedroom property with accommodation set over three levels. Located on the highly desirable Newton Road this lovely home has been significantly improved by the current owner. Inside the accommodation comprises, entrance hallway, WC, lounge and dining room and a spacious kitchen/breakfast room with French doors onto the garden. Upstairs on the first floor are two double bedrooms a study/small bedroom gorgeous bathroom with bath and large walk in shower cubicle and a utility area. Upstairs again is the master suite complete with en suite bath hidden behind a bespoke curved dwarf wall. Outside to the rear is a lovely garden with summer house. This is a fabulous imposing period home which has been lovingly improved by the owner and must be viewed to be appreciated.

The picturesque market town of Faversham is ideally located for coast & country, with excellent transport links including High speed rail links into London St. Pancras. Its countryside is the ultimate pub-walk territory, with many trails leading you through Kent's varied scenery, from the heights of the Kent Downs, through the ancient Woodlands, blossoming orchards, breathtaking marshes & nature reserves on the Saxon Shore Way.

Faversham is proud of its rich history, it has over 500 listed buildings and was an important area during Roman, Saxon and through to modern times. In addition to its olde-worlde charm,

## Hallway



## Lounge

11'6" x 15'8" (3.51 x 4.80)



## Dining Room

9'8" x 11'7" (2.97 x 3.54)



## WC

2'7" x 6'4" (0.8 x 1.95)

## Kitchen/Breakfast Room

10'11" x 16'6" (3.35 x 5.04)



## Landing

### Bedroom 2

12'4" x 15'8" (3.76 x 4.80)



### Bedroom 3

12'4" x 11'7" (3.76 x 3.54)



### Study

5'0" x 9'1" (1.54 x 2.79)



### Utility Room



**Bathroom**

9'9" x 8'0" (2.98 x 2.45)

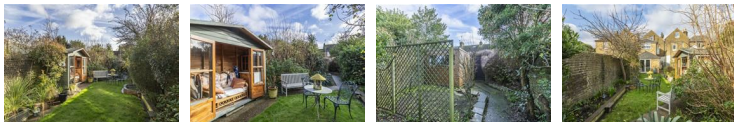


**Bedroom 1/Loft Room + Ensuite**

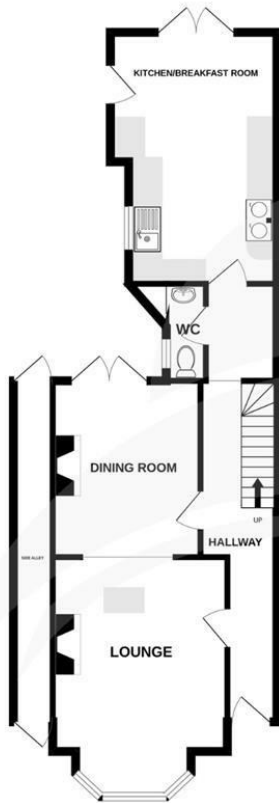
17'4" x 24'4" (5.30 x 7.44)



**Garden**



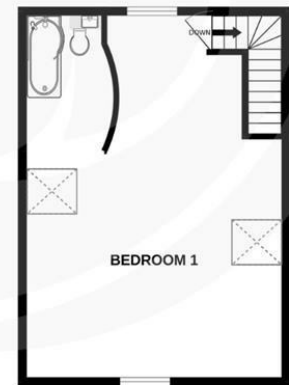
GROUND FLOOR  
59.7 sq.m. (642 sq.ft.) approx.



1ST FLOOR  
52.3 sq.m. (563 sq.ft.) approx.



2ND FLOOR  
39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA : 151.4 sq.m. (1629 sq.ft.) 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.  
Made with Metropix ©2024

