



SAXON SHORE  
— ESTATE AGENTS —



## 2 Parsonage Stocks Road, Faversham, ME13 0PN Offers in excess of £450,000

This stunning former farm cottage is located in a rural position with fields to the front and rear on the outskirts of Throwley. Only a few minutes drive from the A251 with excellent road access to Faversham or Ashford. The property has been lovingly improved by the current owners and extended to offer more ground floor space. The accommodation on offer comprises a fabulous open plan living kitchen area which then leads through to a dining room and an additional snug style sitting room at the rear. There are skylights to give additional lighting which gives an excellent impression of more space and a light airy feel. A shower room completes the ground floor location. Upstairs are three bedrooms & a Jack and Jill Bathroom accessible from bedroom one and two. Outside are large mature gardens with a summer house and ample off road parking for three or four cars. The property is offered for sale with no onward chain and given its high quality finish and gorgeous location strong interest is highly anticipated. Call to reserve your viewing slot.



**Front Garden**

**Porch**



**Living Room / Kitchen**  
21'7" x 15'1" (6.6 x 4.6)



**Dining Room**  
8'8" x 16'0" (2.65 x 4.9)



**Sitting Room**  
9'10" x 15'7" (3 x 4.75)



**Shower Room**  
6'2" x 5'6" (1.9 x 1.7)



**Landing**

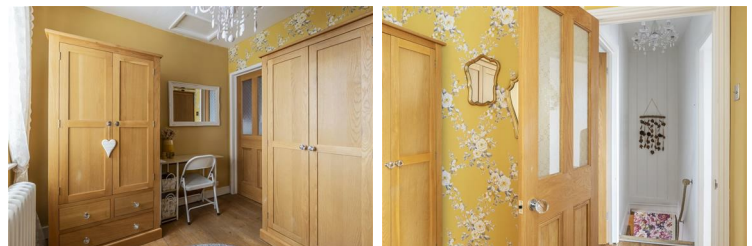
**Bedroom 1**  
11'5" x 12'9" (3.5 x 3.9)



**Jack and Jill Bathroom**  
10'2" x 6'6" (3.10 x 2)



**Bedroom 2**  
10'2" x 8'6" (3.10 x 2.6)



**Bedroom 3**  
8'8" x 10'5" (2.65 x 3.2)



**Garden**



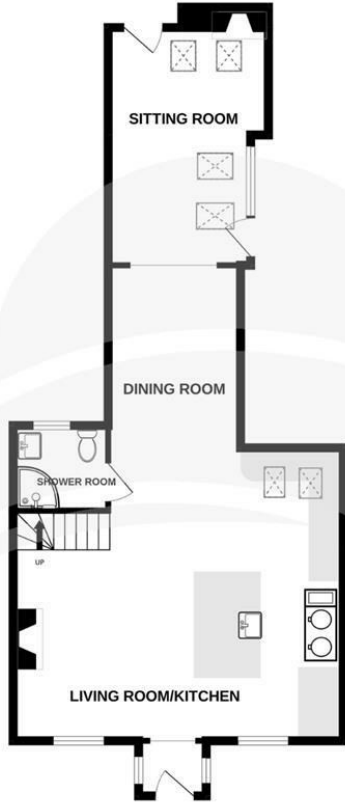
## Parking



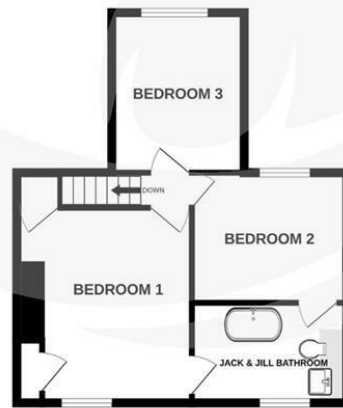
## Views



GROUND FLOOR  
64.2 sq.m. (691 sq.ft.) approx.



1ST FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 102.3 sq.m. (1101 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 listed and no guarantee as to their operability or efficiency can be given.  
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