



SAXON SHORE
— ESTATE AGENTS —



1 Red Brick Cottages Rhode Common, Faversham, Kent ME13 9PU Offers in excess of £550,000

Number 1 Redbrick Cottages is a charming period cottage set within a large garden plot in the quiet hamlet of Rhode Common near Selling Village. The property has fantastic views over the countryside all the way to the Swale estuary and beyond. Inside the accommodation is surprisingly spacious with two reception rooms being a large lounge area and dining room and a kitchen, WC, inner hallway and rear lobby hallway and also on the ground level the garage with adjoined storage/boot room. Upstairs on the first floor are three bedrooms the master being en suite as well as a family bathroom and upstairs again is the fourth bedroom and another room that requires decorative finishing. From this loft room space the views are truly stunning.

Outside things get very interesting with the large garden to the side and rear, these are mainly laid to lawn and well stocked with mature borders shrubs and trees. A wonderful space to entertain and play. To the front there is a driveway leading to the garage. Viewers should note that the second garage shown in the main image belongs to the adjoining neighbour.

This is a wonderful property located in a fabulous position and must be viewed to be fully appreciated.

Hallway



Living Rooms

6'9" x 12'11" + 11'6" x 11'3" (2.07 x 3.95 + 3.53 x 3.45)



Dining Room

11'6" x 10'7" (3.53 x 3.25)



Kitchen

9'6" x 11'1" (2.9 x 3.4)



WC

Landing

Bedroom 1

11'6" x 11'3" (3.53 x 3.45)



Ensuite

6'9" x 5'4" (2.07 x 1.64)



Bedroom 2

6'9" x 13'5" (2.07 x 4.1)



Bedroom 3

6'3" x 10'7" (1.92 x 3.25)



Bathroom

9'6" x 5'5" (2.9 x 1.67)



Loft Room / Bedroom 4

6'9" x 16'2" + 11'6" x 11'10" (2.07 x 4.95 + 3.53 x 3.63)



View



Garage + Storage

9'3" x 18'9" (2.82 x 5.74)

Garden



GROUND FLOOR
63.3 sq.m. (681 sq.ft.) approx.

1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.

2ND FLOOR
23.4 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA : 127.0 sq.m. (1367 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	66

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

