



SAXON SHORE
— ESTATE AGENTS —



15 Ospringe Street, Faversham, ME13 8TJ

Offers in excess of £600,000

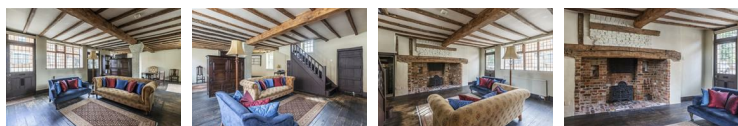
A truly unique and historic five-bedroom property located in the historic village of Ospringe on the outskirts of Faversham. The original part of the building located at its western end dates back to c. 1255. This undercroft was built probably as accommodation for a secular chantry priest and was part of the Hospital of the Blessed Mary of Ospringe (Maison Dieu of Ospringe), founded by Henry III in 1234 to care for the sick and aged and to provide shelter for pilgrims travelling to Canterbury. By the 15th century the property had become an inn (the Saracen's Head) and the medieval hall was rebuilt in brick around 1690. The property remained in use as an inn (later The Crown) until the 1920s, when it finally became a house.

The property has been lovingly restored by the owners to show the full extent of the undercroft's lower flint walls, doorway and upper timber frame as well as the building's wealth of other historic features including fireplaces, doors and floorboards. Despite its age the property is a comfortable home ideal for families with spacious reception rooms and bedrooms. In addition to the house there is a large cottage-style garden and gated off-street parking for two vehicles. This is a property that simply must be seen and as such internal inspection is highly recommended.

Lounge

18'5" x 19'6" (5.63 x 5.95)

The lounge and dining room were formerly two bars in the C17 inn with fireplaces, beam and a doorway to garden.



Dining Room

18'5" x 11'3" (5.63 x 3.45)



Kitchen

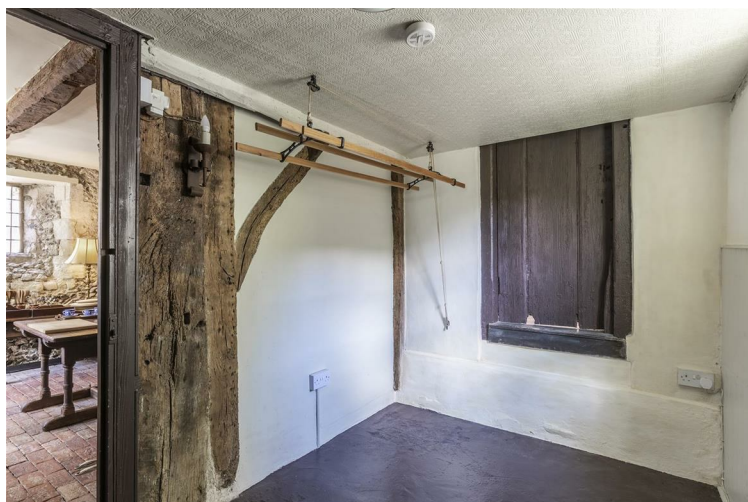
32'8" x 10'11" (9.98 x 3.33)

Originally two storage cellars in the C13 undercroft with ashlar doorway and window surrounds.



Laundry

10'2" x 6'6" (3.1 x 2)



WC

4'1" x 6'7" (1.25 x 2.03)

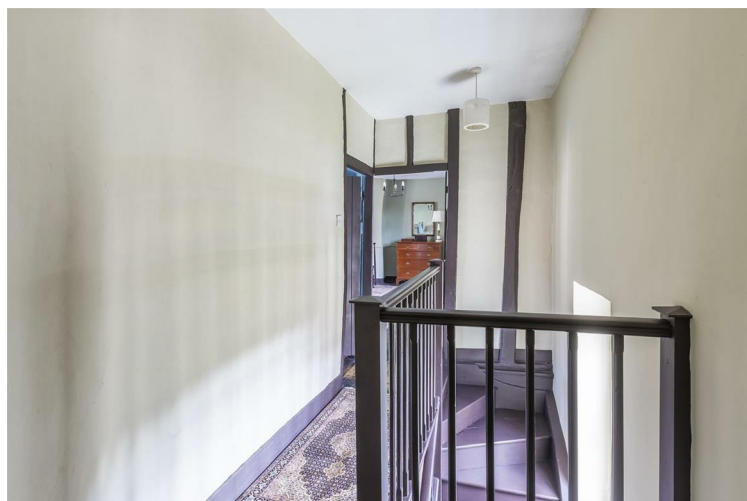


Utility Room

6'6" x 10'5" (2 x 3.2)



Landing



Master Bedroom

19'6" x 16'4" (5.95 x 5)

Formerly main bedroom in the C17 inn with fireplace, floorboards.



Bedroom 2

14'6" x 14'5" (4.43 x 4.41)

Formerly bedroom in the C17 inn with timber framing, fireplace, floorboards and cross-windows.



Bedroom 3

14'10" x 10'11" (4.54 x 3.33)

Bedrooms 3-5. Originally two solars or chambers (accommodation) in the C13 undercroft with timber framing and floorboards under C18 boards. C15 fireplace in bedroom 4. C18 partition wall between bedrooms 4-5. C21 Vaillant condensing boiler in cupboard within bedroom 3.



Bedroom 4

9'4" x 10'11" (2.87 x 3.33)



Bedroom 5

8'5" x 10'11" (2.58 x 3.33)



Bathroom

14'3" x 6'6" (4.35 x 2)

Bathroom. Blocked C13 doorway (behind C20 toilet) originally providing access from external stair and gallery into bedroom 3 in undercroft.



Garden

Large Cottage-style garden.

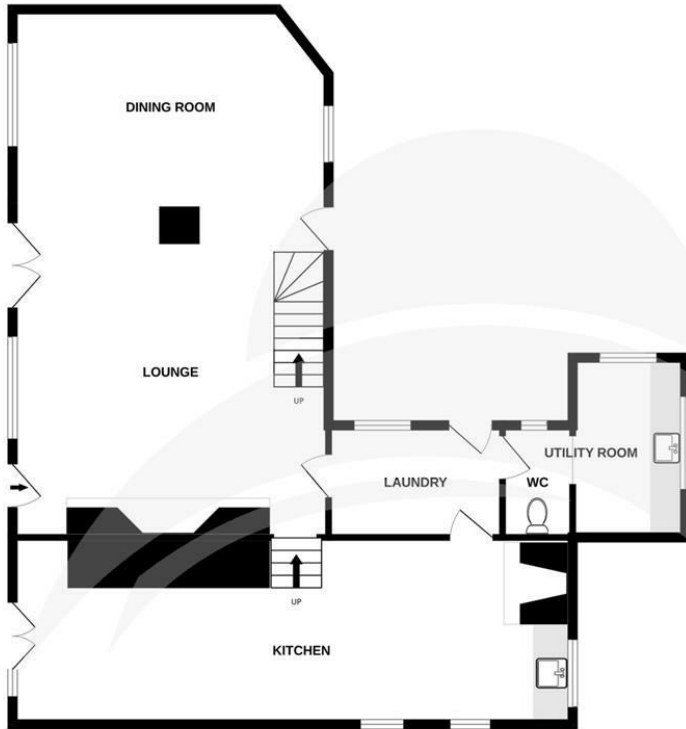


Driveway

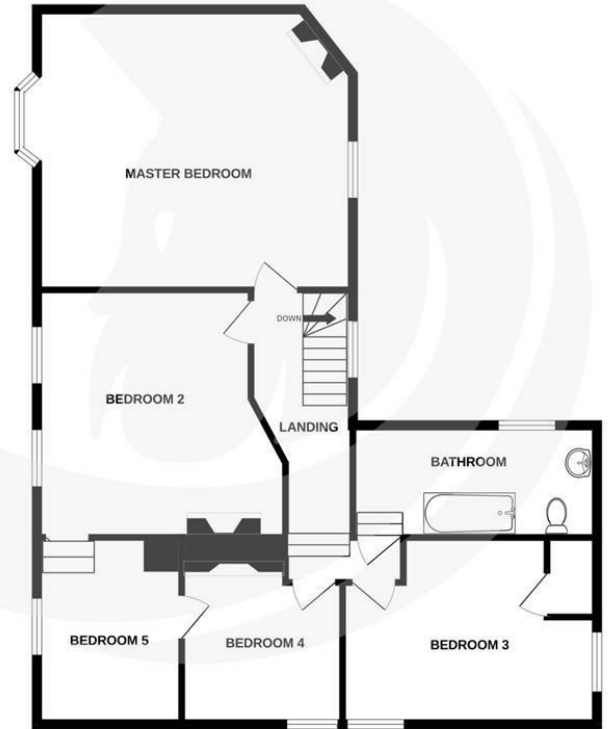
Gated off street-parking for two vehicles.



GROUND FLOOR
93.3 sq.m. (1004 sq.ft.) approx.



1ST FLOOR
92.4 sq.m. (994 sq.ft.) approx.



TOTAL FLOOR AREA : 185.7 sq.m. (1999 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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