



SAXON SHORE
— ESTATE AGENTS —



The New House Water Lane, Faversham, ME13 8TS

Offers in excess of £599,995

Introducing this well presented, four bedroom, detached house on Water Lane in Ospringe. Located on the outskirts of Faversham, within walking distance to local amenities and public transport links.

Accommodation spans across two floors and comprises of an entrance hall, a dining room/snug with a feature fireplace, a spacious open plan lounge/diner that leads round to a large kitchen with integrated ovens, plate warmer, microwave, dishwasher and hob, plenty of light thanks to three sky lights and bifold doors that open onto the garden, a utility room and a W/C to the ground floor.

Upstairs is a full bathroom, and four good sized bedrooms, one of which has an ensuite shower room.

Outside to the front is a large gravel driveway providing ample parking and an electric car charging point. To the rear is a generous garden, mainly laid to lawn with a patio area, a decked

Entrance Hall



Kitchen

8'5" x 25'10" (2.58 x 7.89)



Lounge / Diner

18'11" x 20'4" (5.77 x 6.2)



Dining Room / Snug

18'11" x 10'7" (5.77 x 3.24)



Utility Room

5'3" x 6'6" (1.61 x 2)

WC

3'1" x 6'6" (0.95 x 2)



Landing

Bedroom 1

11'0" x 11'9" (3.37 x 3.59)



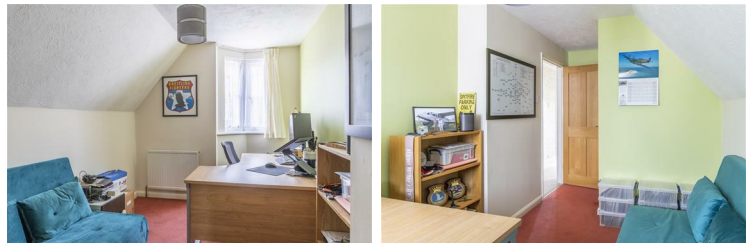
Ensuite

8'4" x 6'6" (2.56 x 1.99)



Bedroom 2

9'3" x 16'0" (2.83 x 4.89)



Bedroom 3

8'4" x 10'11" (2.56 x 3.34)



Bedroom 4
11'10" x 13'2" (3.63 x 4.03)



Bathroom
10'6" x 4'9" (3.21 x 1.45)



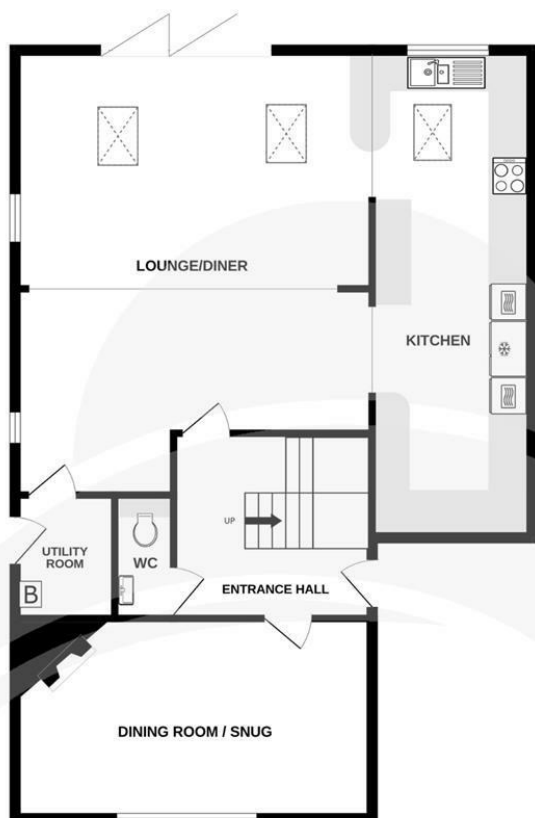
Summer House



Garden



GROUND FLOOR
90.9 sq.m. (979 sq.ft.) approx.



1ST FLOOR
60.1 sq.m. (647 sq.ft.) approx.



TOTAL FLOOR AREA: 151.1 sq.m. (1626 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		

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		

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