



Freehold



Primrose House, Dunkirk Road North Dunkirk ME13 9NZ

- Substantial Detached Residence
- Five Double Bedrooms & Three Bathrooms
- Includes A One Bedroom Annexe
- 2000 Sq.ft Of Spacious & Versatile Accommodation
- Open Plan Family Living Area With Wood Burning Stove
- Set Within Approx. 1 Acre Of Gardens & Natural Woodland
- Situated In A Sought After Village Location
- Less Than Five Miles To The Market Town Of Faversham

SITUATION:

The property is situated in a rural location within the Parish of Dunkirk, between Boughton-Under-Blean and Selling. It is approximately five miles east of Faversham and six miles west of Canterbury.

Dunkirk has a new village hall, two garden centres, a farm shop, and the Red Lion public house.

Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and

Charing Cross as well as a high-speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent traders as well as well-known brands and three times a week the town has a bustling market.

The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema, and a large recreation ground.

The cathedral city of Canterbury offers an even wider array of shopping, leisure, and educational amenities, including a selection of state and private schools, three universities, the White Friars Shopping Centre, the Marlowe theatre and two hospitals.



DESCRIPTION:

A substantial detached five bedroomed residence, built to an exceptionally high specification and set within approx. 1 acre of beautiful gardens and natural woodland. Situated in a peaceful close in the popular village of Dunkirk just five miles from the bustling market town of Faversham.

Primrose House was meticulously constructed in 2001 and offers over 2000 sq. ft of spacious and versatile accommodation which includes a one bedroom self-contained annexe.

The front door opens into an entrance lobby which in turn opens into an impressive triple aspect family living area, and separate study.

Although the space is open plan there is clear division for eating and relaxing. The sitting room is enhanced by a beautiful herringbone brick fireplace with oak bressummer which encompasses a wood burning stove.

Either side of the chimney breast there are French doors leading to the vine shaded, breakfast terrace.

To the front of the house there is a kitchen diner which has been cleverly designed with an array of gloss cupboards with hidden storage, finished with Formica work tops.

Appliances are integrated and include a self-cleaning double Neff oven which has a steam cooker.

The kitchen is complemented by a useful utility area and cloakroom which is conveniently located next to the side entrance of the property and separates the annexe from the main house.

A beautiful staircase rises to the first floor where one will find a large galleried landing with linen cupboard. This leads to a well appointed family bathroom and four generously proportioned bedrooms, all with fitted wardrobes.

The main bedroom sits at the rear of the property and has magnificent views of the garden and woodland which are enjoyed from the Juliet balcony. The main bedroom also benefits from an ensuite shower room.

The loft can be accessed via the landing, and is an expanse of boarded space, ideal for storage.



ANNEXE:

The annexe can be accessed from the house or independently from the side door. There is a modern kitchen which has recently been fitted and offers room for additional appliances.

Adjacent to this there is a dining area, enhanced by a double-glazed conservatory which enjoys stunning views of the beautifully landscaped garden. The annexe offers a double bedroom and ensuite shower room.

OUTSIDE:

Primrose House is set within approx. 1 acre of stunning gardens and natural woodland. The garden has been lovingly landscaped around the tiny stream that trickles through the grounds. Sleepers provide borders for established shrubs and flowers, whilst mature trees offer delicate shade.

As you rise to the top of the garden, passing pine trees and crossing little bridges you find yourself in magical woodland which is full of oak trees and wild flowers.

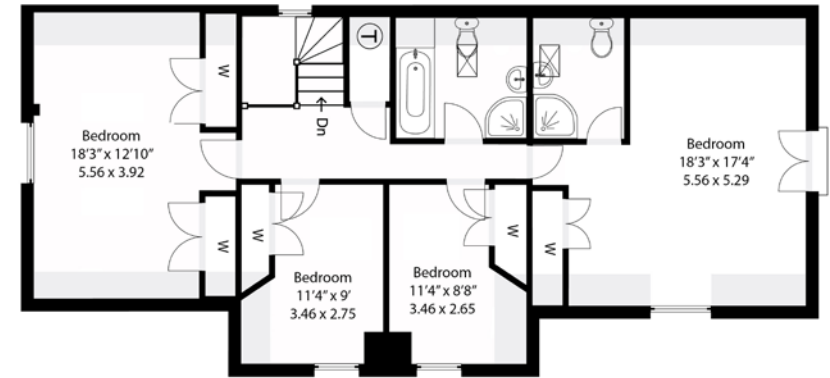
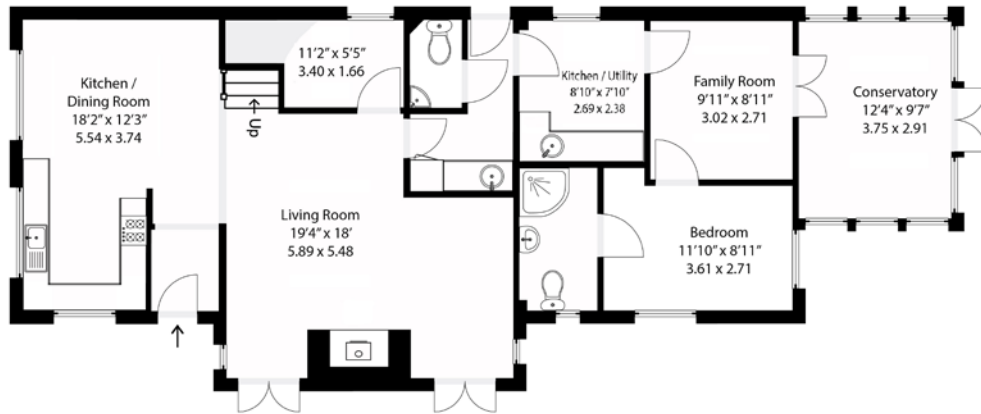
From the sitting room french doors there is a breakfast sun terrace which has a magnificent vine which has been trained to create natural shade in this southerly facing garden.

There is plenty of parking for cars or campervans on the driveway which sits at the front and side of the property.









TOTAL FLOOR AREA: 2034 sq. ft (189 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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