



Freehold



## Pilgrims End, Pilgrims Lane, Seasalter Whitstable CT5 3AP

- Substantial Three Bedroomed Bungalow
- Separate Self-Contained Annexe
- Set Within A Generous 0.28 Acre Plot
- Several Outbuildings Including Two Garages
- Over 2400 Sq.Ft Of Versatile Space
- Sitting Room With Wood Burning Stove
- Kitchen Breakfast Room & Conservatory
- Situated Between Faversham & Whitstable

### SITUATION:

Conveniently located between Faversham and Whitstable, Pilgrims Lane lies moments from the countryside on the edge of Dargate and the Yorklets with its abundance of wooded walks, yet also just a few miles from the Kent coast. Yorklets is a small village approximately three miles from the harbour town of Whitstable. It is home to the Woodlands Trust's largest and newest site, Victory Woods which covers approximately 140 hectares and has stunning views over the Thames Estuary. The woods lie in the North Kent Plain Natural Area between the North Downs Area of Outstanding Natural Beauty and the Thames Estuary. The award-winning Dove pub is within walking distance alongside Ashmore Cheese Farm shop which is just a few minutes' walk away.

Nearby Whitstable offers a wide range of amenities including doctors, dentists, independent and high street shops, a railway station, restaurants, schools, leisure facilities and a wonderful harbour and quayside.

The charming market town of Faversham is just five miles away and has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately five miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.



#### DESCRIPTION:

A substantial bungalow set within a 0.28 acre plot which wraps around the entire property and includes a self-contained annexe, two detached garages and a separate outbuilding from which a successful business is run, altogether there is over 2400 sq.ft of space which includes outbuildings and the main accommodation.

Pilgrims End is a beautifully presented three bed roomed bungalow which has been vastly refurbished by the current owners who have enhanced the property to include a new kitchen breakfast room, two multi-fuel stoves, a recently added conservatory, and updated bathroom with a contemporary walk-in shower.

Built in the 1950's the original front door sits central to the house and opens into an entrance lobby which provides plenty of room for coats and shoes, this in turn opens into a large entrance hall which is central to the home and leads to three bedrooms, a



bathroom, and several living areas.

The kitchen breakfast room has been recently upgraded with a Wren kitchen and integrates all main appliances including an oven, microwave, dishwasher and washing machine. The space is further enhanced by a large multi fuel stove and French doors that lead to the garden.

The dual aspect sitting room also has a wood burning stove which is encompassed by a brick surround, this cosy room leads onto an air-conditioned conservatory which was installed in 2016 and works well as a sunny reading room whilst also becoming a formal dining area for dinner parties.

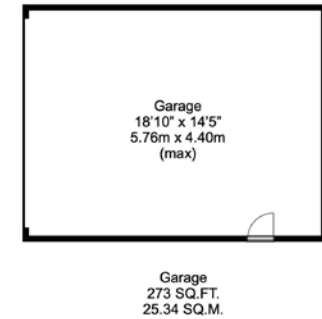
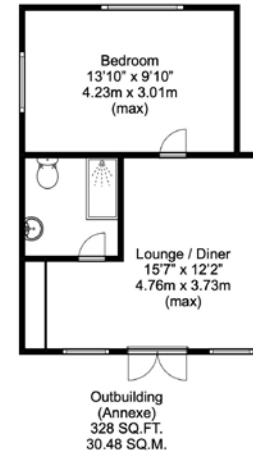
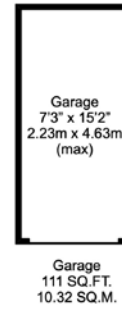
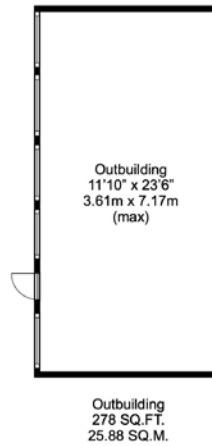
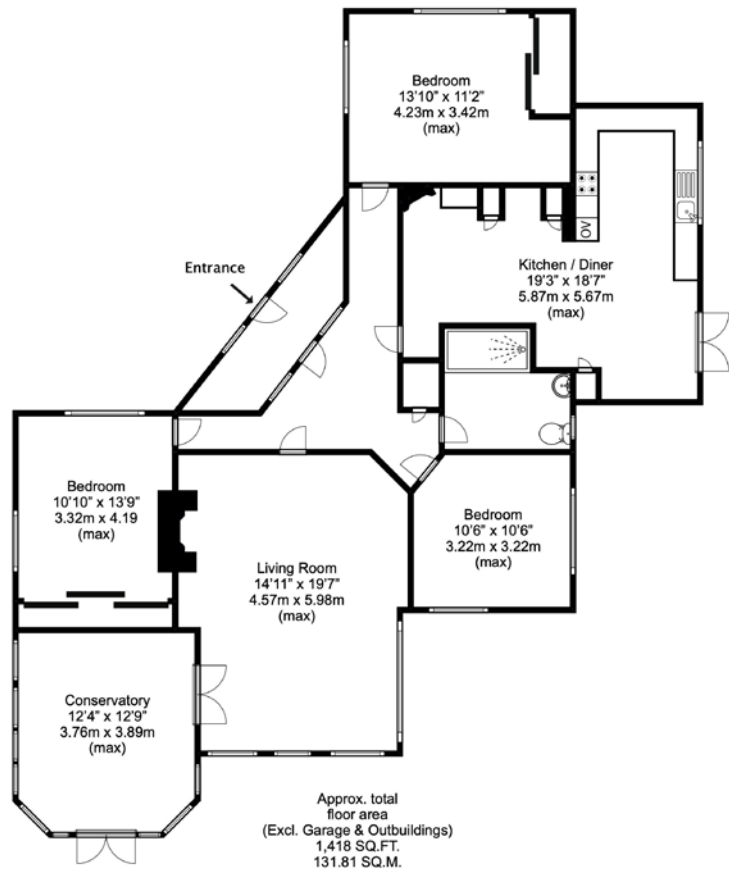
The bungalow has three dual aspect, double bedrooms and a well-appointed shower room which has been finished with stylish tiles and glass screen.

#### ANNEXE:

The self-contained has been built to an exceptional standard and offers separate accommodation for an elderly relative or alternatively a holiday let opportunity. The cabin provides a double bedroom, an open plan living area with kitchenette and an adapted shower room.

#### OUTSIDE:

Pilgrims End occupies a generous 0.28 acre plot which wraps around the bungalow and has been beautifully landscaped with mature trees and attractive shrubs which surround the lawn and seating areas. There is a gated driveway which leads to the double garage, whilst in the far corner of the garden there is a single garage ideal for storage. The current owners have run a very successful cattery business and have excellent facilities to home up to ten cats at one time, this business could be passed on to the new owners or the outbuilding may offer an alternative opportunity.



TOTAL FLOOR AREA: 2408 sq. ft (223sq. m)  
HOUSE: 1418 sq. ft (132 sq. m)  
OUT BUILDINGS: 990 sq. ft (91 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
Private drainage, and all other services are mains connected

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