



FOUNDATION

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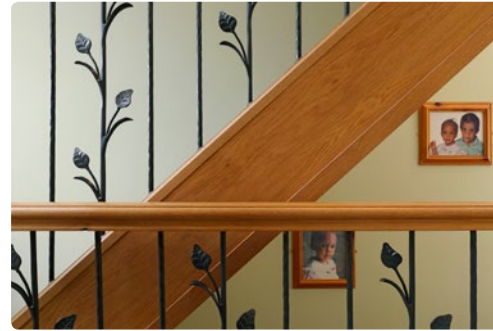
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89 Ashford Road, Faversham, ME13 8XW

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



89 Ashford Road, Faversham ME13 8XW

- Substantial Detached Property
- Over 2200 Sq. Ft Of Versatile Accommodation
- Vast Open Plan Vaulted Family Room
- High Specification Kitchen With Quartz Worktops
- Wood Burning Stoves In Both Receptions
- Four Bedrooms & Two Luxury Bathrooms
- Set Within 0.34 Acre Of Grounds
- Gated Driveway & Several Outbuildings

SITUATION:

The property enjoys an extremely convenient position on the outskirts of the market town of Faversham. The property is within easy reach of the M2 motorway which provides excellent access to London, the A2 and the A299.

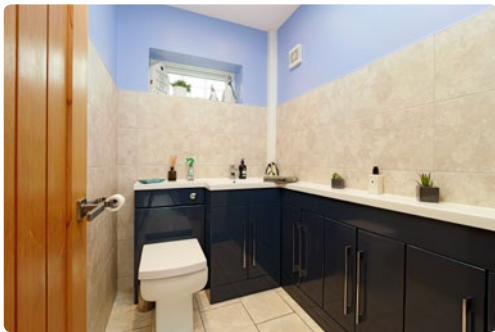
The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. 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 10 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.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities.



DESCRIPTION:

A substantial detached property offering over 2200 sq.ft of spacious and versatile accommodation set within 0.34 acres of stunning landscaped grounds and gated driveway. The property has seen many enhancements over the years which includes a striking extension with vaulted ceiling and luxury Wren kitchen with high quality quartz work tops and many integrated appliances.

The current owners have thoroughly renovated the property and added new bathrooms, changed windows, installed oak doors, and added a wood burning stoves in both the sitting room and snug. Externally they have fully landscaped the rear garden, added a summer house and a 280 sq. ft fully insulated gym, which could potentially work as a self-contained annexe. STPC

The front door opens into a large entrance hall with stairs to the first floor, to one side there is a delightful snug with wood burning stove whilst to the other there is a large, dual



aspect sitting room also featuring a wood burning stove set within an unusual curved, exposed brick chimney breast.

To the rear there is the large open plan family room with vaulted ceiling, dressed in pendant lighting and large sky lights. The kitchen has been centred around a large quartz topped island and comprises of an array of wall and floor units, designed by Wren, which integrates many main appliances including two double AEG ovens and an induction hob. To the right of the kitchen there is a vast dining area positioned overlooking the garden with French doors leading to the patio. The space is further enhanced by a utility area which has access to the garden as well as a convenient cloakroom.

To the first floor one will find four bedrooms and a well-appointed family bathroom which was recently installed and has a shower over bath, and a combined WC and basin vanity unit. The principal bedroom has an expanse of space which includes a large dressing area, ensuite shower room and a large balcony

that spans the full width of the room. To the second floor there is another double bedroom which has a walk-in wardrobe which could be converted to offer small ensuite bathroom.

OUTSIDE:

The property occupies over a third of an acre, with the house being set back from the road with a set of electronic wrought iron double gates opening onto a substantial driveway which provides parking for at least half a dozen cars.

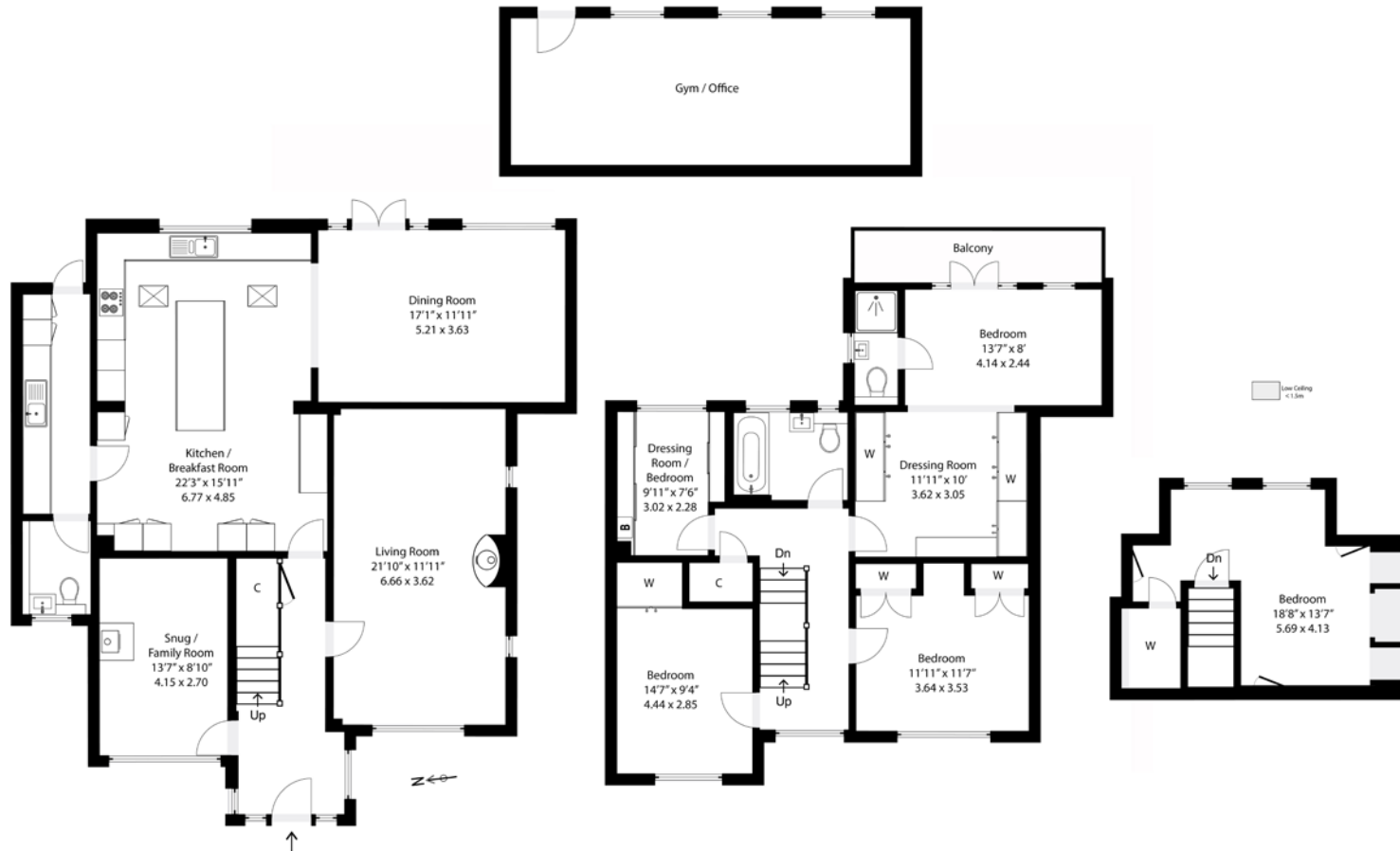
The rear garden stretches out to almost 200 ft and has a lovely full width patio looking out over large expanses of lawn, interspersed with beautifully planted flower beds and a variety of mature trees, there is a bbq patio area next to a summer house, whilst beyond here there is another garden separated by a small gate. A fully insulated studio cabin has lighting and electrics, it is currently used as a gym but could be fully converted to offer a self-contained annexe, STPC.











TOTAL FLOOR AREA: 2493 sq. ft (232 sq. m)
 HOUSE: 2213 sq. ft (206 sq. m)
 GYM: 280 sq. ft (26 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 Private drainage & all other services are mains connected

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