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Japonica Cottage, Ludgate Road, Lynsted ME9 0RQ

4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS



Freehold



## Japonica Cottage, Ludgate Road, Lynsted ME9 0RQ

- Enchanting Period Detached Cottage
- Four Double Bedrooms & Three Luxury Bathrooms
- Flourishing In Character & Original Features
- Three Splendid Reception Rooms & Basement
- Kitchen Breakfast Room With French Doors
- Over 2000 Sq.Ft Of Stunning Accommodation
- Set Within A Quarter Of An Acre Of Beautiful Gardens
- Situated In A Peaceful Lane Surrounded By Countryside

### SITUATION:

The village of Lynsted is a typical old English village with an ancient parish church, St. Peter and St. Paul, and an excellent local pub, The Black Lion. Lynsted also boasts a fine selection of period houses and there is a small village primary school.

The nearby village of Teynham offers additional amenities including pubs, restaurants, supermarkets, a primary school, and a mainline station.

For a wider range of amenities, you have the well-equipped town of Sittingbourne or the historic market town of Faversham (both approx. 5 miles) with a good selection of shops, Grammar Schools, and mainline stations with a fast service to London.

The village of Lynsted is surrounded by undulating hills, picturesque farmland and some truly outstanding countryside and is ideal for anyone who enjoys outdoor pursuits,

with numerous footpaths and bridleways for walking and riding surrounding the village.

The nearby 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 being 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 which is approx. 48 miles, the Cathedral City of Canterbury approx. 9 miles away and the Kent coast.





#### DESCRIPTION:

An enchanting, beautifully symmetrical cottage, which dates back to the early 1800's and is flourishing in period features and balanced with modern convenience and fine decor.

Japonica Cottage has been sensitively extended in 2008 and now offers over 2000 sq.ft of beautifully configured accommodation, which is surrounded by a quarter of an acre of established gardens.

The current owners have embraced the property's heritage and creatively decorated throughout using a pale palette of neutral colours which complement the wood panelling and stripped floors.

The property has seen many improvements in recent years including two new bathrooms, contemporary window shutters and the installation of traditional style column radiators.



The façade is an attractive mix of wooden framed sash windows, beautifully pointed brick work and weatherboarding which covers the extension and looks wonderfully at home in this country cottage garden.

The main entrance to the property sits to side underneath a tiled canopy, the wooden front door opens into a flag stone tiled entrance hall with exposed wood panelling and a well-appointed cloak room with separate shower.

This leads to the charming sitting room which has exposed floorboards, original cupboards which sit within the alcoves, an original brick fireplace which now encompasses a wood burning stove and is surrounded by an ornate mantel.

The kitchen breakfast room sits within the extension and has been configured to incorporate a utility area, adjacent to the kitchen which has an array of units which have been finished with rich granite worktops.

The butler sink sits within the island/ breakfast bar, whilst the double range stove and fridge freezer are freestanding. French doors sit next to the dining area and open onto the morning sun terrace.

The downstairs space is further enhanced by a snug and music room, whilst an inner lobby provides access to the rear of the house and has stairs to the first floor and a 23ft basement, which holds potential to convert.

To the first floor there are four double bedrooms and a recently installed family bathroom with freestanding bathtub, traditional style taps which include a shower fixture. The bathroom has been tastefully finished with metro style wall tiles and pretty, Moroccan floor tiles.

The main bedroom is a dual aspect abode with bespoke wardrobes and a luxury ensuite shower room.





#### OUTSIDE:

Japonica Cottage occupies 0.24 of an acre of gardens which wrap around the property, there are several seating areas that make the most of the sunshine at different times of the day.

The french door from the kitchen breakfast room leads to a sun terrace which is mainly laid with patio stones and is surrounded by established shrubs, there is a vaulted, timber framed gazebo perfect for alfresco dining.

The rest of the garden is mainly laid to lawn interspersed with young trees and mature plants, there is a gravelled garden path that leads to the current entrance and the original front door which is surrounded by an abundance of fragrant roses.

The parking is conveniently located at the front of the property, off the quiet lane, where there is space for several cars.

















TOTAL FLOOR AREA: 2255 sq. ft (210 sq. m)  
 HOUSE: 2083 sq. ft (194 sq. m)  
 BASEMENT: 172 sq. ft (16 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All main services are connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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