



Freehold



## Coxett Lodge, Abotts Hill, Ospringe, Faversham ME13 0RR

- Detached Victorian Farmhouse
- Three Receptions & Open Plan Kitchen Diner
- Period Features & Wood Burning Stove
- Four Bedrooms & Two Characterful Bathrooms
- Set Within A Generous 1.54 Acre Plot
- Paddock & Equestrian Facilities
- Self-Contained Annexe & Shepherds Hut
- Rural Location Surrounded By Rolling Countryside

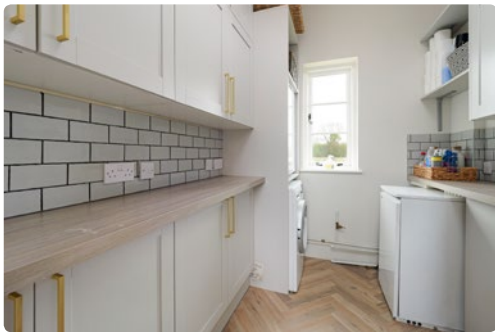
Coxett Lodge enjoys an exceptional rural setting, within walking distance of the local pub, The Alma, and a further stroll into Faversham town centre. The property is surrounded by paddocks and orchards and enjoys fine views over the surrounding countryside. The village of Ospringe is located on the edge of the Kent Downs. The centre of the market town of Faversham is about two miles away and the cathedral city of Canterbury approx. twelve miles. The village has a well regarded Church of England primary school and the local church is St. Peter and St. Paul.

The parish encompasses nine hamlets, the major one being Painters Forstal, which is home to Lorenden Preparatory School, whilst other local primary schools include the outstanding Sheldwich Primary School. The parish is part of an Area of Outstanding Natural Beauty and has several conservation areas as well as roadside nature conservancy areas within its boundary. Mixed agriculture is the main activity of the area and there are still

some hop gardens in use.

The charming market town of Faversham nestles between the rural beauty of the rolling downs and the sweeping flatlands of the North Kent marshes. 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 which is approx. 48 miles, the Cathedral City of Canterbury (approx. 9 miles away) and the Kent coast.



#### DESCRIPTION:

A splendid detached Victorian farmhouse occupying a generous plot of 1.5 acres of beautiful grounds which includes a fully fenced paddock, an array of equestrian facilities alongside several outbuildings which includes a self-contained annexe and a shepherds hut.

Built in the early 1900s and flourishing in period features which include Victorian fireplaces, intricate architrave, and original internal doors.

The property however has seen many improvements in recent years which include repointing of the exterior brickwork, new Amtico flooring, a bespoke kitchen and replicated timber framed, double glazed windows.

Coxett lodge has an envious position with splendid views over rolling countryside, it is part of the Syndal estate and was once the gate keeper's residence. It was



sympathetically extended around 15 years ago and now offers almost 1600 sq.ft of beautifully presented accommodation with a large open plan kitchen breakfast room, in addition to three versatile receptions.

The formal front entrance sits beneath a pitched canopy and opens into a quarry tiled floor entrance with stairs to the first floor.

There is a sitting room with a modern wood burning stove encompassed by a decorative mantle, this leads onto the kitchen dining room which has Amtico herringbone flooring and French doors to the sun terrace.

The kitchen has been fitted and designed by Comptons a local company who craft solid wood bespoke kitchens.

Integrated appliances include a dishwasher, microwave and fridge freezer, whilst an Aga with separate stove and a large island forms additional work space.

The kitchen is further enhanced by a walk in larder and well-appointed utility room.

The ground floor is completed with a separate snug, wash closet and office which holds magnificent views.

To the first floor one will find four generously proportioned bedrooms and a well-appointed family bathroom with a free standing roll top bathtub, vanity basin and high level WC.

The main bedroom has fitted wardrobes and an elegant en-suite with traditional style wash stand.







#### ANNEXE:

The barn has been converted to an exceptionally high standard, with Amtico herringbone flooring laid throughout. The kitchen has quartz work tops and a sleek kitchen with all main appliances integrated, there is plenty of room for a dining room table whilst an area for relaxed seating is open to the rest of the living accommodation. There is a luxury double bedroom with freestanding copper bathtub, whilst the shower room has a Crittall style shower door with wood effect luxury tiles. The annexe has its own garden and a hot tub and provides additional income as a successful holiday let.

The Shepherds Hut is a quirky addition to the annexe accommodation, it has been beautifully crafted and offers a kitchenette, and small shower room but also benefits from a hot tub privately tucked away behind the hut.

#### OUTSIDE:

Coxett lodge occupies a generous plot of 1.54 acres of splendid grounds and substantial gated driveway, the grounds include a large fully fenced paddock, with a stable, tack room, workshop and garage.

Directly from the property there is a vast Indian sandstone patio perfect for alfresco dining, this stretches out onto the gardens which are interspersed with established shrubs and young trees.





TOTAL FLOOR AREA: 3099 sq. ft (287 sq. m)  
 HOUSE: 1594 sq. ft (148 sq. m)  
 OUTBUILDINGS/ANNEXE: 1505 sq. ft (139 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 TBC



GENERAL INFORMATION  
 Private drainage & Oil fuelled heating

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

