



Freehold



8 Weatherall Close, Dunkirk, Faversham ME13 9UL

- Striking Detached Spacious Residence
- Almost 1800 Sq.Ft Of Accommodation
- Dual Aspect Kitchen Breakfast Room
- Open Plan Living Room With French Doors
- Significantly Enhanced Throughout
- South Facing Rear Garden
- Double Garage Potential To Convert STPC
- Large Driveway In Peaceful Close
- Fruit Orchard Shared Within The Development

SITUATION:

The property is situated in the popular village of Dunkirk. It is approximately three miles east of Faversham and five 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.

The seaside town of Whitstable is just 6 miles away and 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 striking detached residence built in the late 1990's as part of a small and exclusive development which benefits from its own fruit orchard shared by the residence of Weatherall close. Perfectly tucked away in the village of Dunkirk and surrounded by rural countryside, yet just a short drive to Canterbury, Faversham and the seaside town of Whitstable.

The current owner has significantly improved the property and creatively enhanced the layout by opening up the living rooms. There is now almost 1800 sq. ft of bright and airy accommodation which connects wonderfully to the south facing rear garden.

The front door opens into an entrance hall which has a coat closet and WC, quality wood effect flooring has been fitted and leads seamlessly through to the dual aspect open plan living area which has clear division for dining and relaxing and links to the rear garden via two sets of French doors.



The kitchen breakfast room has an array of fitted units finished with dark work tops and metro style tiles, there is an integrated wine cooler and ceramic sink alongside free-standing appliances which include a double range stove.

This leads into the double garage/utility room which houses the laundry appliances, the garage could be further converted into additional living space or alternatively a small annexe.

To the first floor the area is vast and expands over the garage, there are four double bedrooms and a well-appointed family shower room.

The principal bedroom has its own hallway which holds many fitted wardrobes, the room itself has a luxury en-suite shower room and a Juliet balcony overlooking the close.

OUTSIDE

The double set of French doors open onto a beautifully private south facing rear garden which is backed by mature trees.

The patio area provides ample space for alfresco dining whilst steps created by sleepers lead to an elevated area which is mainly laid to lawn and enclosed by wooden fencing.

To the front of the property a block paved drives provides parking for several cars and leads to the double garage which could be further converted STPC











TOTAL FLOOR AREA: 2000 sq. ft (195 sq. m)
 HOUSE: 1778 sq. ft (165 sq. m)
 GARAGE: 322 sq. ft (30 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All services are mains connected

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