



FOUNDATION

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56 Newton Road, Faversham ME13 8DZ

4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



## 56 Newton Road, Faversham ME13 8DZ

- Artistically Presented Victorian Semi-Detached Town House
- Over 2700 Sq. Ft Of Elegantly Presented Accommodation
- Flourishing In Period Features & Exceptionally High Ceilings
- Fine Decor & Creatively Reconfigured With New Bathrooms
- Open Plan Kitchen Diner & Separate Laundry Room
- Enchanting West Facing Walled Garden
- Opportunity For Off Road Parking
- Moments From The Train Station & Town Centre

### SITUATION:

The property is conveniently situated in Newton Road, which enjoys an extremely central location, within easy walking distance of Faversham's mainline railway station and thriving medieval town centre.

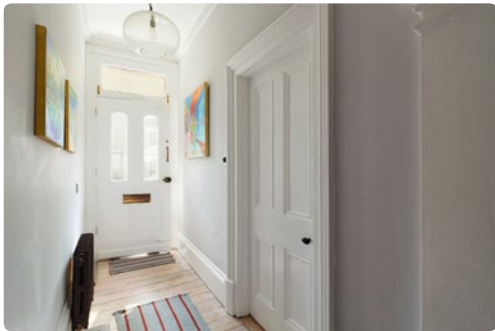
The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation 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 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 and is 8 miles away.

### DESCRIPTION:

An extraordinary striking Victorian semi-detached town house offering almost 2700 sq. ft of artistically presented accommodation, situated in the sought after location of Newton Road moments from the medieval town centre, and mainline train station which offers high speed links to London.



Number Fifty Six has been creatively enhanced and presents wonderfully bright and versatile accommodation which is flourishing in period features and bold F&B decor. High ceilings dressed in detailed cornicing, intricate architrave, original cupboards and marble fireplaces harmonise perfectly with modern convenience and elegant fixtures and fittings.

The current owners have an eye for detail and a flair for interior design, with thoughtful reconfiguration of bathrooms and bedrooms alongside many aesthetic improvements, every inch of the property sings with personality and character whilst offering a great sense of space.

The facade is equally as imposing with enormous sash bay windows which have been carefully restored, a few steps rise to the handsome front door which opens into an impressive entrance hall with stripped floorboards.

An elegant staircase with attractive balustrade



runs to the first floor whilst to the left there is a particularly grand reception room flooded with natural light from the windows to either end. The double receptions, now fully open, display a plethora of character with meticulously detailed plaster work found in both the cornicing and ceiling roses, whilst identical fireplaces with marble surrounds sit in either side of these remarkable receptions.

The lower ground floor offers a desirable open plan kitchen diner and is a wonderful expanse of space with bay window to the front and French doors to the rear garden.

The kitchen has a large island and cabinets within the alcoves, whilst the double range stove sits central within the chimney breast. There is a contemporary wood burning stove adjacent to the dining table whilst bespoke seating has been built into the bay window. The space is further enhanced by a walk in pantry and wonderfully appointed laundry/utility room.

There are four double bedrooms, however

there is an opportunity to create a fifth bedroom due to the size of the largest dual aspect bedroom on the top floor.

Every bathroom has been beautifully appointed and aesthetically enhanced with colourful tiles and a bold palette accompanying traditional style fixtures and fittings.

#### OUTSIDE:

Number Fifty Six has an enchanting 80 ft walled garden, accessed via the utility room and French doors on the lower ground floor. These open onto a private courtyard painted a pretty hue of pink to complement the original chequered colourful tiles, it is a wonderfully private spot which enjoys the late sunshine due to its westerly position.

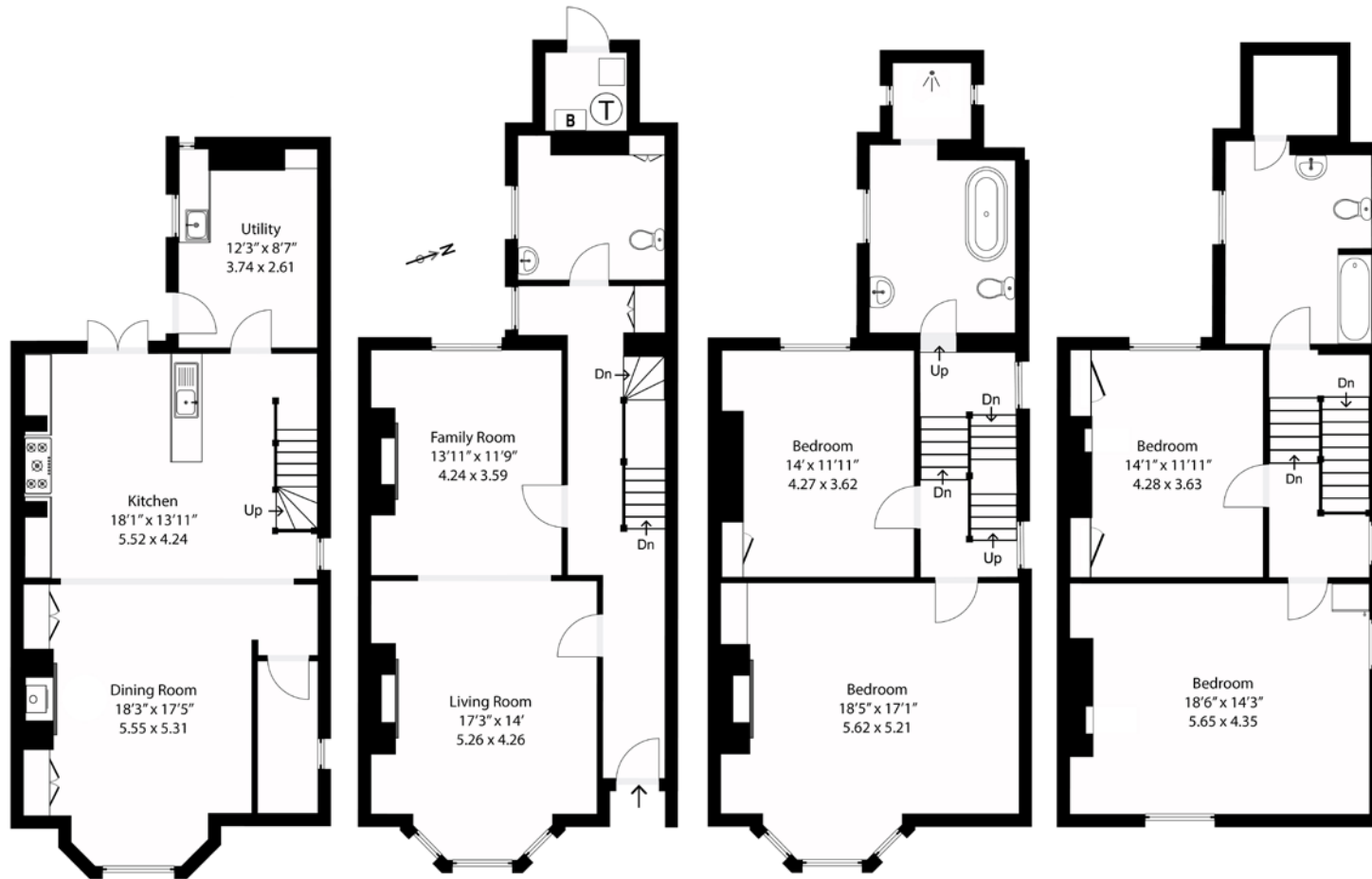
The garden is mainly laid to lawn with colourful borders and a pathway leading to the rear where there is access and an opportunity to create two parking spaces as neighbours have done.











TOTAL FLOOR AREA:  
2667 sq. ft (248 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All mains services connected.

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