



FOUNDATION

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12 Church Road, Oare, Faversham ME13 0QA

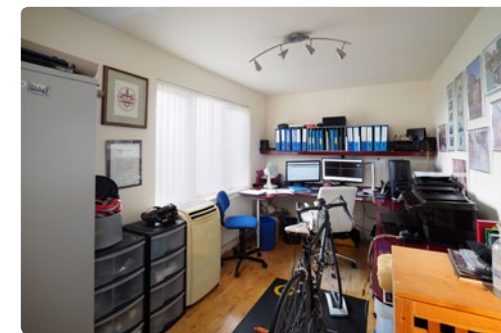
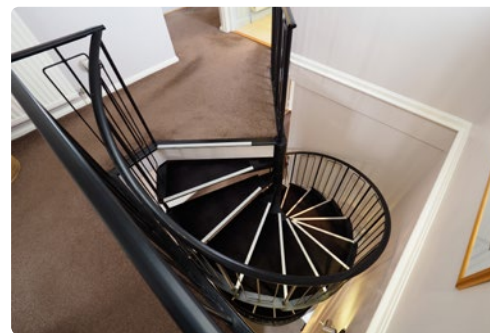
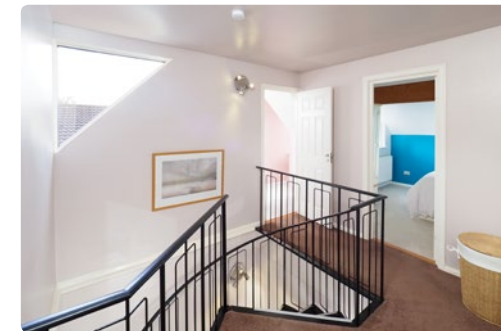
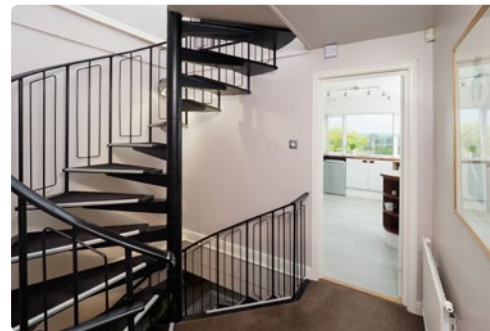
4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



12 Church Road, Oare, Faversham ME13 0QA

- Detached 1980's Built Townhouse
- Spacious & Versatile Accommodation
- Three Delightful Reception Rooms
- Opportunity To Make Further Enhancements
- Four Beautifully Presented Bedrooms
- Prestigious Views Over Oare Creek
- Landscaped Garden & Glass Balcony
- Off Road Parking & Garage



SITUATION:

The village lies at the head of Oare Creek, a drying creek running south of the Swale at Harty Ferry and is a great location for sailing enthusiasts, with berths available at the nearby marina. Oare has many great outdoor spaces including Oare Marshes Nature Reserve, famous for its birdlife, a wetland site of international importance and Oare Meadow, important for its plant life. Both these sites are carefully conserved by Kent Wildlife Trust.

The village has a medieval church, St. Peter's, which stands on the edge of a precipitous slope and commands fine views over the creek and beyond. There is also a village hall and two public houses, The Three Mariners Inn and The Castle Inn, both of which serve hot food. Luddenham has a well regarded primary school, and is just over a mile away. The historic Gunpowder Works, rich in history, are now enjoying a return to nature.

The village is surrounded by farmland and woodland with some lovely walks and bridle paths.

The nearby market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive High Street.

Its bustling Market Square, alongside excellent leisure facilities, an indoor/outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants make this a popular destination.

It also has a good selection of primary schools and two secondary schools, including the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a high speed rail link to London St Pancras.



DESCRIPTION:

A magnificent three storey detached townhouse, built in the early 1980's and situated in an idyllic village of Oare just outside the market town of Faversham. With prestigious views over the creek and marshes, twinned with over 1800 sq.ft of versatile accommodation this property would make a lovely home.

The current owners have made many improvements over the years including a new balcony, reconfiguration of the layout as well as landscaping the 40ft rear garden.

A glazed door opens into a spacious hallway with shower room to the left, whilst to the right there is a dining room with Canadian maple flooring and large window to the front, this room has been divided to create an additional reception room currently used as an office.

To the rear of the ground floor an original kitchen with a selection of floor and wall

units which surround a beautiful stainless steel Baumatic double range oven. The kitchen has impressive views from the window and the extended glass balcony. The garage sits adjacent to the kitchen and could be incorporated within this space.

A stylish spiral staircase descends to the lower ground floor where one will find an elegant sitting room with French doors to the garden.

From the main hallway the spiral staircase continues to the first floor which leads to an impressive galleried landing which is flooded light from the contemporary gable window.

Four generously proportioned bedrooms and a newly decorated and updated family bathroom leads off from the landing. The main bedroom is dual aspect and enjoys stunning views over the Oare marshes.

Space saving stairs have been installed giving

easy access to the loft room which is fully boarded and insulated with electricity and lighting, there is an opportunity here for an additional bedroom.

OUTSIDE:

The rear garden has been beautifully landscaped and enjoys impressive views. Directly from the French doors there is a patio area which has steps down to the lawn and a decked pathway leading to an array of attractive shrubs, a wooden shed and a sunken seating area which feels peaceful and private.

The garden is complemented by a large glass balcony which runs directly from the kitchen and is the perfect place to watch the sunrise.

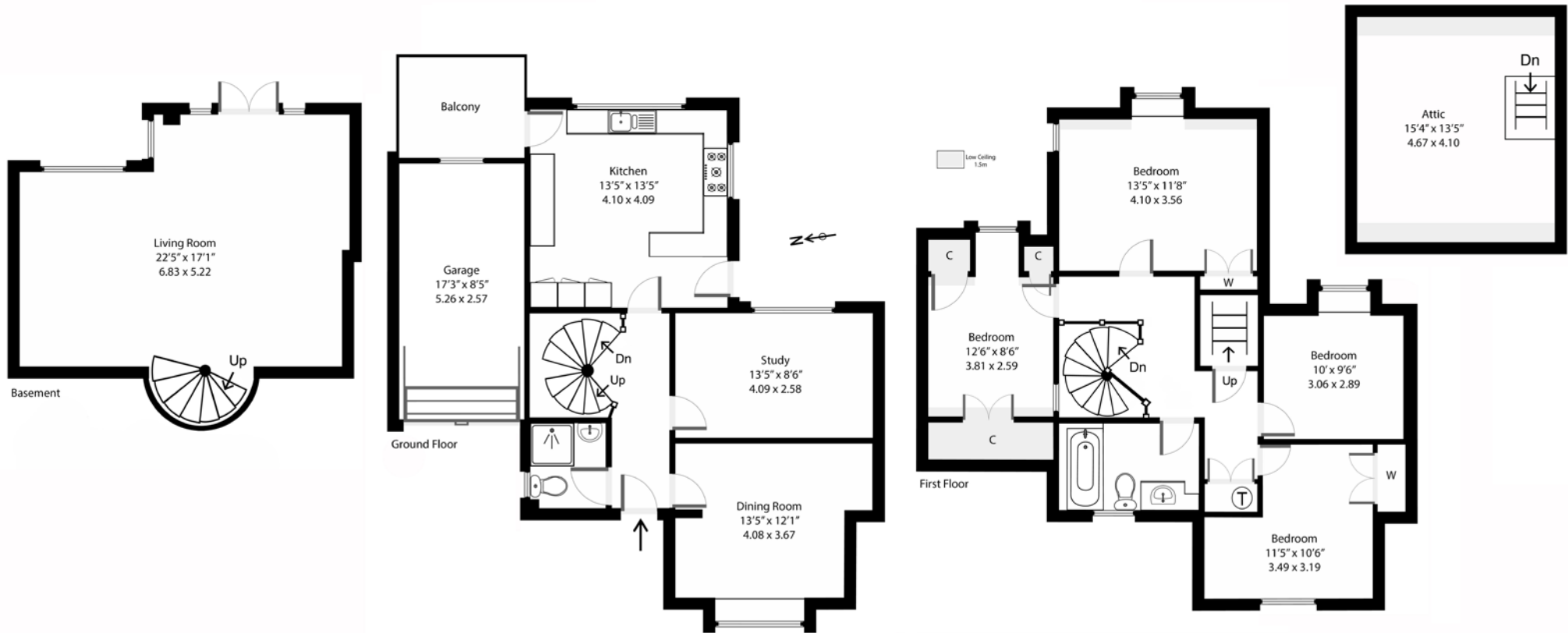
To the front of the property there is a attached garage which is currently used as a workshop but could be integrated within the house, creating a convenient utility room.











TOTAL FLOOR AREA: 1978 sq. ft (184 sq. m)
 HOUSE: 1832sq. ft (170sq. m)
 GARAGE: 146 sq. ft (14 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All main services are connected

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