



Freehold



3 Cades Orchard, Painters Forstal, Faversham ME13 0EL

- Impressive Substantial Detached Residence
- Built In 1994 To An Exceptionally High Standard
- Architecturally Attractive Façade
- Five Bedrooms & Three Bathrooms
- Almost 2800 Sq.Ft Of Versatile Accommodation
- Set Within 0.52 Acres Of Striking Grounds
- Extensive Driveway & Double Garage
- Neighbouring Lorenden Prep School & Lorenden Park

SITUATION:

Cades Orchard sits within a small and exclusive close which neighbours the popular independent Lorenden Preparatory School. It is within walking distance of a local pub which serves good food and is a stone's throw from the 45 acre Lorenden Park which offers an array of beautiful walks and enchanting woodland.

The neighbouring village of Ospringe has a well-regarded Church of England primary school and the local church is St. Peter and St. Paul.

The charming market town of Faversham is approx. 2 miles away and 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 and the Cathedral City of Canterbury.

Canterbury is approximately 10 miles away and 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.



A substantial detached five bedrooed residence built in 1994 and set within an incredibly envious private setting in Cades Orchard, which backs onto the highly desirable Lorenden Preparatory School and the 45 acre Lorenden Park.

Number Three occupies a generous 0.52 acres of beautiful gardens which includes its own mini apple orchard and an extensive driveway; this balances perfectly with almost 2800 sq.ft of spacious and versatile accommodation found internally. This much-loved family home presents an opportunity to make further enhancements and potentially create a completely self-contained annexe within the west wing of the house.



The reeded glass front door sits central to the attractive facade which has wooden casement bay windows and exposed brickwork. Architecturally the house has been thoughtfully designed and blends well with its equally sizeable neighbouring properties. The grand reception hall is flooded with light from the sky windows and leads round to the

east wing where one will find the main living accommodation for the property. A kitchen-breakfast room provides an array of wall and floor units with several integrated appliances including a double Neff oven and microwave.

To one side of the kitchen there is a large utility room with access to the garden, whilst a serving hatch connects with the formal dining room adjacent, this could be knocked through to create a large open plan kitchen diner. There is a triple aspect, elegant sitting room with electric fireplace which offers wonderful views of the garden with French doors leading onto the sun terrace and fruit orchard.

To the front of the house there is a second, double bay-windowed large sitting/family room and to the first floor above are two double bedrooms and well-appointed family bathroom. There are a further two en-suite double bedrooms on the ground floor and additionally, a separate study/fifth bedroom

The west wing houses a very large, partially

converted, attic space comprising some 600 square feet, with its own full staircase that potentially lends itself to further conversion into an annexe area, perfect for multi-generational living.

OUTSIDE:

Number Three Cades Orchard occupies 0.52 acres of wonderful grounds which wrap around the property and includes an extensive driveway to the front and lawned gardens to the rear.

Mature trees create a secluded backdrop, whilst topiary hedging, and established shrubs border the patio. To the right there is a self contained orchard area with a variety of both eating and cooking apple trees, whilst in the far corner a greenhouse is ideal for keen gardeners.

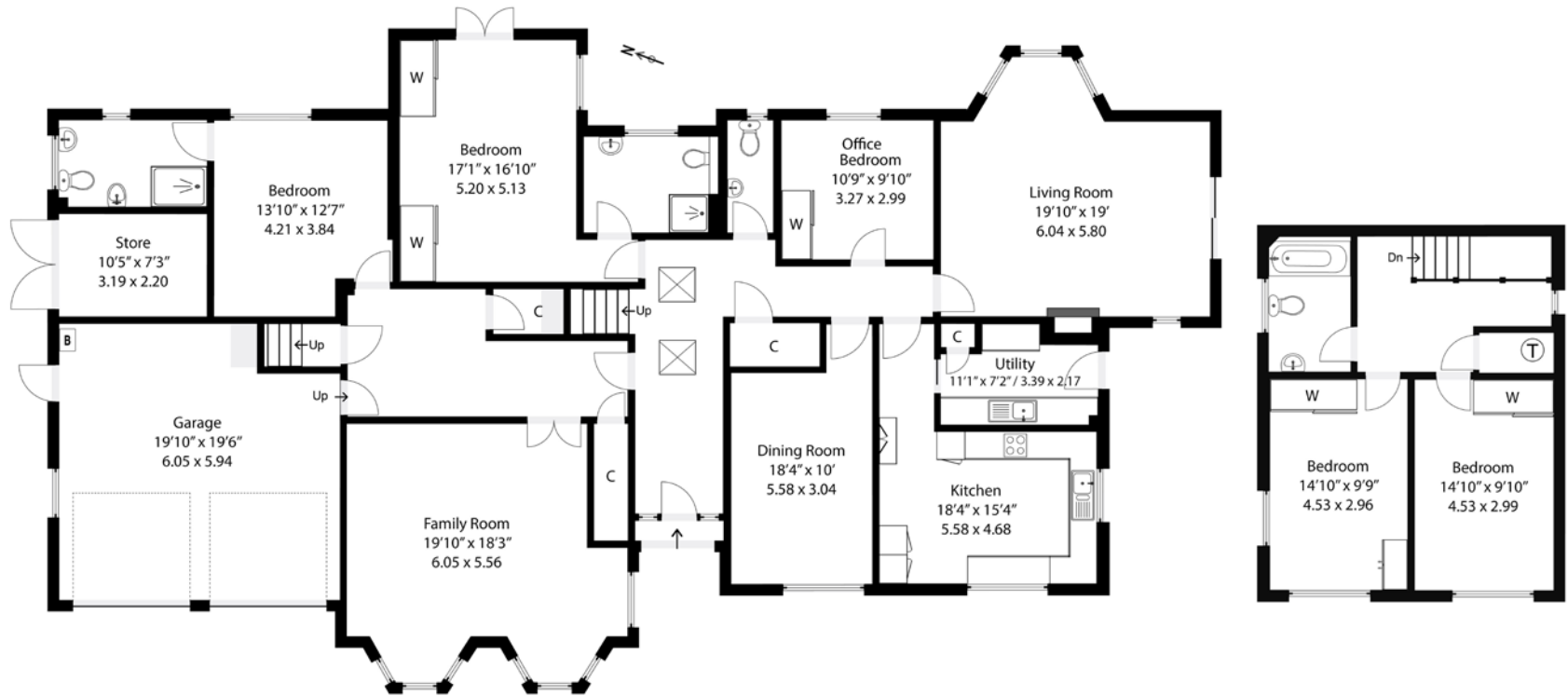
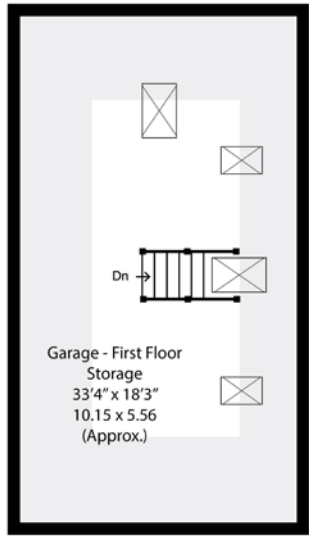
The double garage can be accessed from inside the house whilst the first floor of the garage has been partially converted and has its own staircase also accessed internally.











TOTAL FLOOR AREA: 3804 sq. ft (353 sq. m)
HOUSE: 2755 sq. ft (256 sq. m)
GARAGE: 1049 sq. ft (97 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
G



GENERAL INFORMATION
All services are mains connected

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