



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



The Haven, Cambridge Road, Faversham ME13 8RW

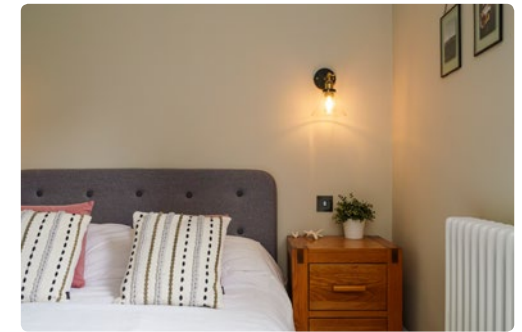
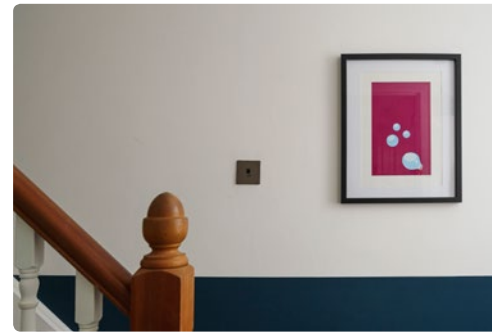
4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## The Haven, Cambridge Road, Faversham ME13 8RW

- Artistically Presented Victorian Residence
- Creatively Extended With Extensive Glazing
- Contemporary Kitchen & Open Plan Dining Area
- Luxury Bathroom & Four Bedrooms
- Flourishing In Restored Period Features
- Sash Windows & Plantation Shutters
- Elegant Décor & Bespoke Joinery
- South Facing Walled Garden & Off Road Parking



### SITUATION:

The property is conveniently situated on the corner of Ospringe and Cambridge 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 and fast 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.



An artistically presented and creatively extended Victorian residence flourishing in restored period features, fine F&B décor and exceptional craftsmanship. The 1500 sq.ft property has been significantly renovated by the current owners who have an eye for detail and a flair for interior design.

Every aspect of the property has been meticulously enhanced with a high specification quartz topped kitchen, a sleek new bathroom, the installation of column radiators, a full rewire and extensive aesthetic improvements. The modern conveniences balance beautifully with the plethora of Victorian features which include original fireplaces, picture rails, stripped floors, and sash windows.



The Haven benefits from a walled south facing rear garden and off-road parking, which is a rarity in period properties in central Faversham. Built in 1888 the façade displays typical Victoria features with exposed yellow stone brick complemented by the beautifully maintained sash windows.

The front door, a sympathetic replica of its original sits central to fluted glass panels whilst an etched window above the door displays the name in gold leaf lettering. The entrance hall presents wonderfully high ceilings, intricate architrave, decorative panelling and a colourful tiled floor. To the right there is a charming sitting room with large bay window dressed in plantation shutters, a wood burning stove is encompassed by an attractive mantle and bespoke joinery cabinets sit to either side of the chimney breast.

To the left of the hallway the dual aspect living room has been creatively transformed with a large glass side return extension and striking dark aluminium framed doors and windows linking the garden with the interior. The kitchen has been cleverly designed to create division between dining and cooking with a large breakfast bar peninsular and stylish pendant lighting. There is an array of units integrating all main appliances which include a dishwasher, washing machine, double oven, microwave, induction hob,

fridge freezer and wine cooler. The work surfaces are finished with quartz and metro style textured tiles. The dining area has a characterful crockery cupboard within the alcove, whilst a cast iron fireplace sits central to chimney breast.

The painted staircase with attractive balustrade and wool runner rises to the first floor where one will find two double bedrooms both with stripped floorboards and fitted wardrobes. The principal bedroom has window shutters and an elegant fireplace whilst along the corridor there is a luxury bathroom with free standing bathtub, separate shower, and double basin vanity unit.

To the second floor there is a further two bedrooms which share a bathroom. The accommodation is further enhanced by a cellar which has excellent head height and a good amount of natural light from the recently replaced window which opens out onto the front courtyard. There is potential to convert the cellar, creating a playroom or a home office.







## OUTSIDE

The Haven has also been enhanced externally with the render painted and many sash windows replaced or restored. The courtyard at the front has been transformed with attractive Victorian style tiles and cast-iron railings.

The rear walled garden is southerly facing and is immaculately presented with Indian sandstone tiled sun terrace and pathway bordered by a stretch of lawn and flower borders.

Due to the property being in a conservation area planning permission was applied and granted to add a storage shed and privacy fencing above the wall. The gated driveway has a log store, bike rack and provides parking for one car, if a driveway was not required the garden could be extended into the driveway. STPC.





TOTAL FLOOR AREA: 1491 sq. ft (139 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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.

