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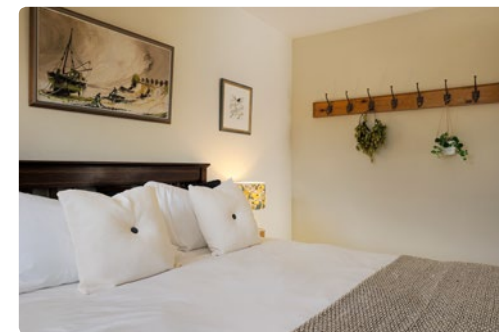
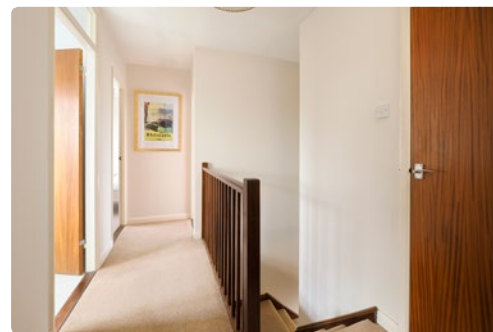
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Nokomis, 79 Ospringe Street, Ospringe, Faversham ME13 8TW

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Nokomis, 79 Ospringe Street, Ospringe Faversham ME13 8TW

- Double Fronted Detached Residence
- Open Plan Kitchen Diner & Two Reception Rooms
- Four Bedrooms & Two Bathrooms
- Wood Burning Stove In The Sitting Room
- Enchanting South Facing Rear Garden
- Double Vaulted Garage With Potential To Convert STPC.
- Backs Onto Rural Countryside
- Less Than A Mile To The Market Town Of Faversham

SITUATION:

The village of Ospringe is located on the edge of the Kent Downs. The centre of the market town of Faversham is less than a mile away and the cathedral city of Canterbury approx. twelve miles. The village has a well regarded Church of England primary school and the local church is St. Peter and St. Paul.

The parish encompasses nine hamlets, the major one being Painters Forstal, which is home to Lorenden Preparatory School, whilst other local primary schools include the outstanding Sheldwich Primary School. The parish is part of an Area of Outstanding Natural Beauty and has several conservation areas as well as roadside nature conservancy areas within its boundary. Mixed agriculture is the main activity of the area and there are still some hop gardens in use.

The charming market town of Faversham 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 which is approx. 48 miles, the Cathedral City of Canterbury (approx. 9 miles away) and the Kent coast.



DESCRIPTION:

Tucked away in the corner of a charming close in the village of Ospringe, surrounded by countryside, this detached property benefits from off-road parking, a well-established south-facing rear garden and a double-vaulted garage which holds the potential to be converted into an annexe STPC.

Nokomis was built in the 1980's and offers over 1400sq.ft of generous accommodation, ideal for a family looking for open-plan living areas and four well-proportioned bedrooms.

The property has a high energy efficiency rating, with double glazing, insulation, low-energy lighting, and gas central heating, however there is potential to add solar panels to the roof due to its southerly facing aspect.

The front door opens into an entrance hall with a large cloakroom and stairs to the first floor; fine quality, engineered oak flooring has been laid seamlessly throughout.



To the right there is a dual-aspect sitting room, which has a bay window to the front and French doors at the rear, and a wood-burning stove encompassed within an open fireplace which sits nestled beneath the bressummer.

To the rear of the property there is an open-plan family room with the kitchen to one side and a dining area to the other which overlooks the garden. The kitchen has an array of wall and floor units whilst offering space for free standing appliances. The ground floor is further complemented by a study/bedroom which sits at the front of the property.

To the first floor there is a large galleried landing leading to four double bedrooms and a well-appointed family bathroom. The rooms at the rear take in the lovely views of Ospringe's countryside whilst the main bedroom enjoys dual aspect views and benefits from an ensuite shower room. There is loft access from the landing and the space presents the opportunity to convert.

OUTSIDE:

Nokomis is set back from the close, tucked away in the far corner, and a pathway sweeps up to the front door with a lawn and fruit trees either side.

The enchanting rear garden can be accessed via both sets of French doors found in the sitting room and the dining area, part of the patio area sits beneath a canopy whilst the rest of the garden is mainly laid to lawn and bordered by attractive shrubs and young trees.

To the far-right corner there is a secret garden which has previously been used to grow vegetables, however it would also make a super hide out for adventurous children.

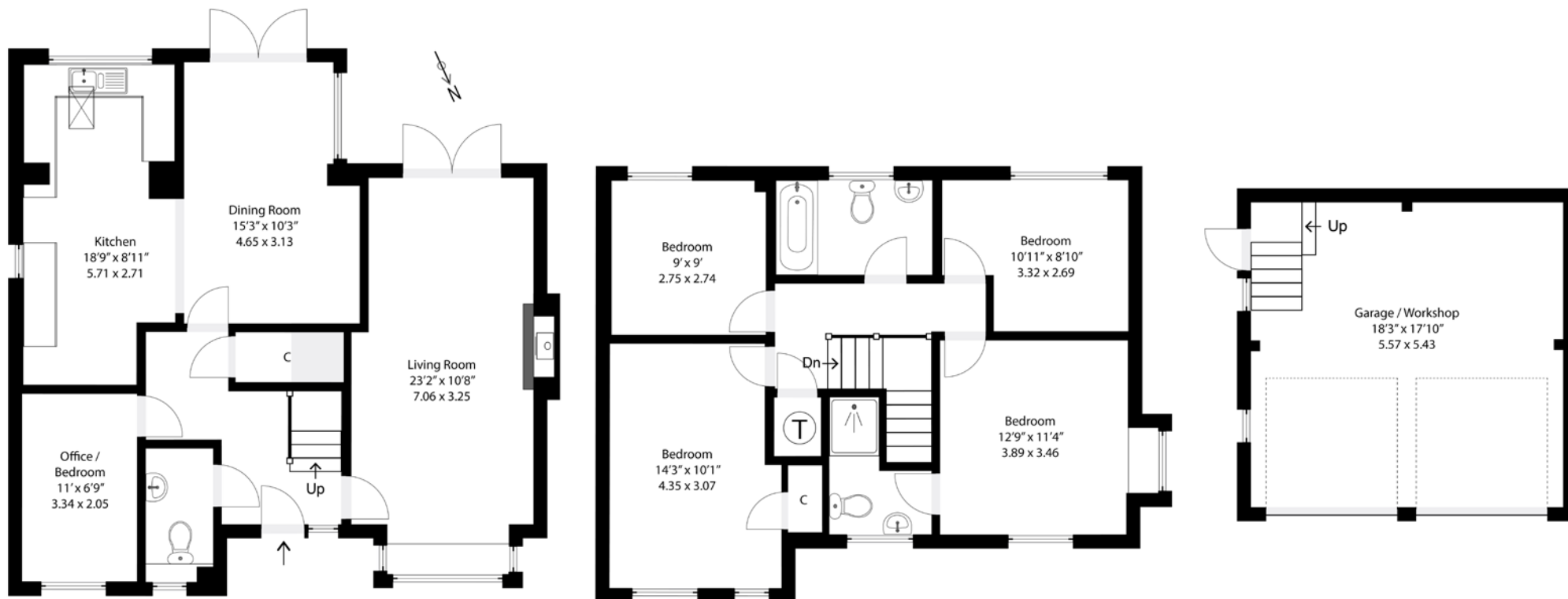
The property backs onto farmland and footpaths which makes way to wonderful rural walks up to Ospringe church, the local primary school and the village of Painters Forstal which is home to Lorenden preparatory school and Lorenden Park.











TOTAL FLOOR AREA: 1774 sq. ft (165 sq. m)
HOUSE: 1448 sq. ft (135 sq. m)
GARAGE: 326 sq. ft (30 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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