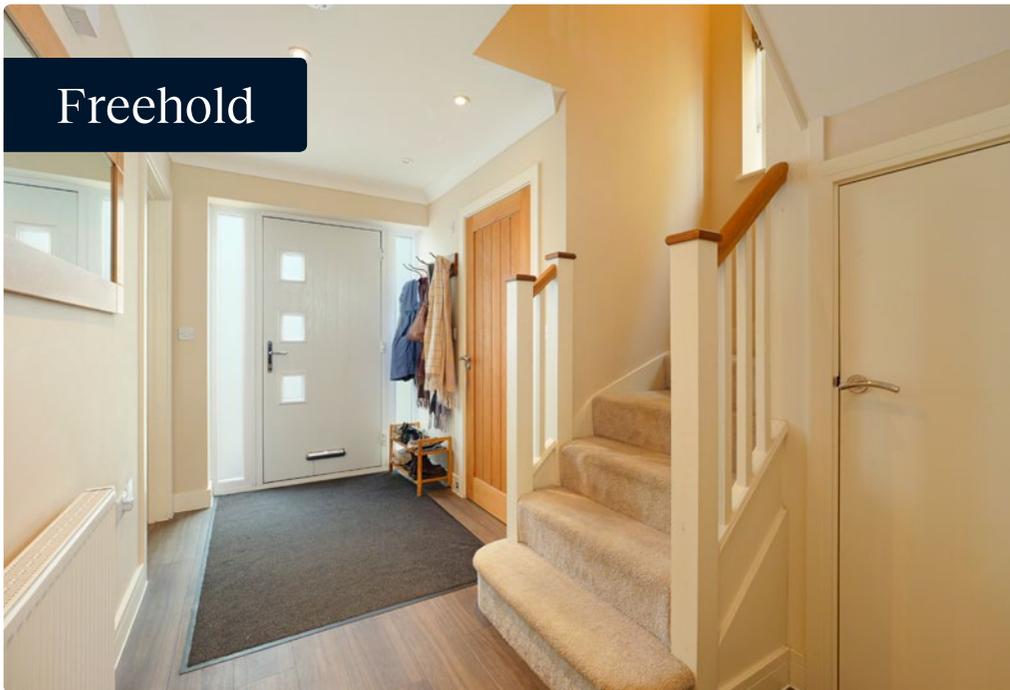




Freehold



The Boundary, Canterbury Road, Faversham, ME13 8NQ

- Detached Three Bedroomed Residence
- Beautifully Constructed & Recently Extended
- Over 1700 Sq.Ft Including Garden Studio
- Open Plan Living Areas With Wood Burning Stove
- Granite Topped Kitchen Breakfast Room
- Internal Oak Doors & High Quality Flooring
- Bi-fold Doors Leading To Generous Walled Garden
- Principal Bedroom With Fitted Wardrobes & Ensuite
- Large Driveway With Off Road Parking

SITUATION:

The property is conveniently situated on the Canterbury Road, which enjoys an extremely central location, within easy walking distance of Faversham's mainline railway station, excellent schools 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 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.

The cathedral city of Canterbury is just 10 miles away and is a vibrant and cosmopolitan city, with a thriving town centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury also has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools, a number of well-regarded junior and senior private schools and three universities.



DESCRIPTION:

A beautifully constructed, three-bedroom detached residence, built in 2018 to a particularly high standard using fine craftsmanship and thoughtful architecture, whilst ensuring excellent energy efficiency and modern convenience.

The current owner has creatively extended the property, and there is now over 1,700 sq. ft. of artistically appointed space, which includes a fully insulated garden studio set at the foot of its walled rear garden.

The Boundary is enviably located on Canterbury Road and has been sympathetically designed to blend with its handsome Victorian neighbours. The façade is a mix of yellow stone brick, a slate roof, and bay-fronted windows. The front door opens into a large entrance hall with a cloakroom and storage.



To the right, there is an elegant sitting room complete with a wood-burning stove. This flows into the garden room, with large roof lantern and bi-fold doors.

The kitchen/breakfast room features an array of gloss units integrating many appliances, finished with granite worktops and stylish wall tiles.

On the first floor, a galleried landing leads to three double bedrooms, all with fitted wardrobes with oak veneer doors complementing the same quality doors found throughout the house.

The main bedroom has an en-suite bathroom whilst the main bathroom comprises of closed cistern WC, shower over bath and large basin with mixer tap.

OUTSIDE:

The walled garden is mainly laid to lawn, with a pathway edged with sleepers creating colourful borders, leading down to the patio area which is set beneath a wood framed pergola.

The studio is fully insulated, with electricity and running water. It is currently used as an office and bar but could be further converted to create a small annexe. STPC

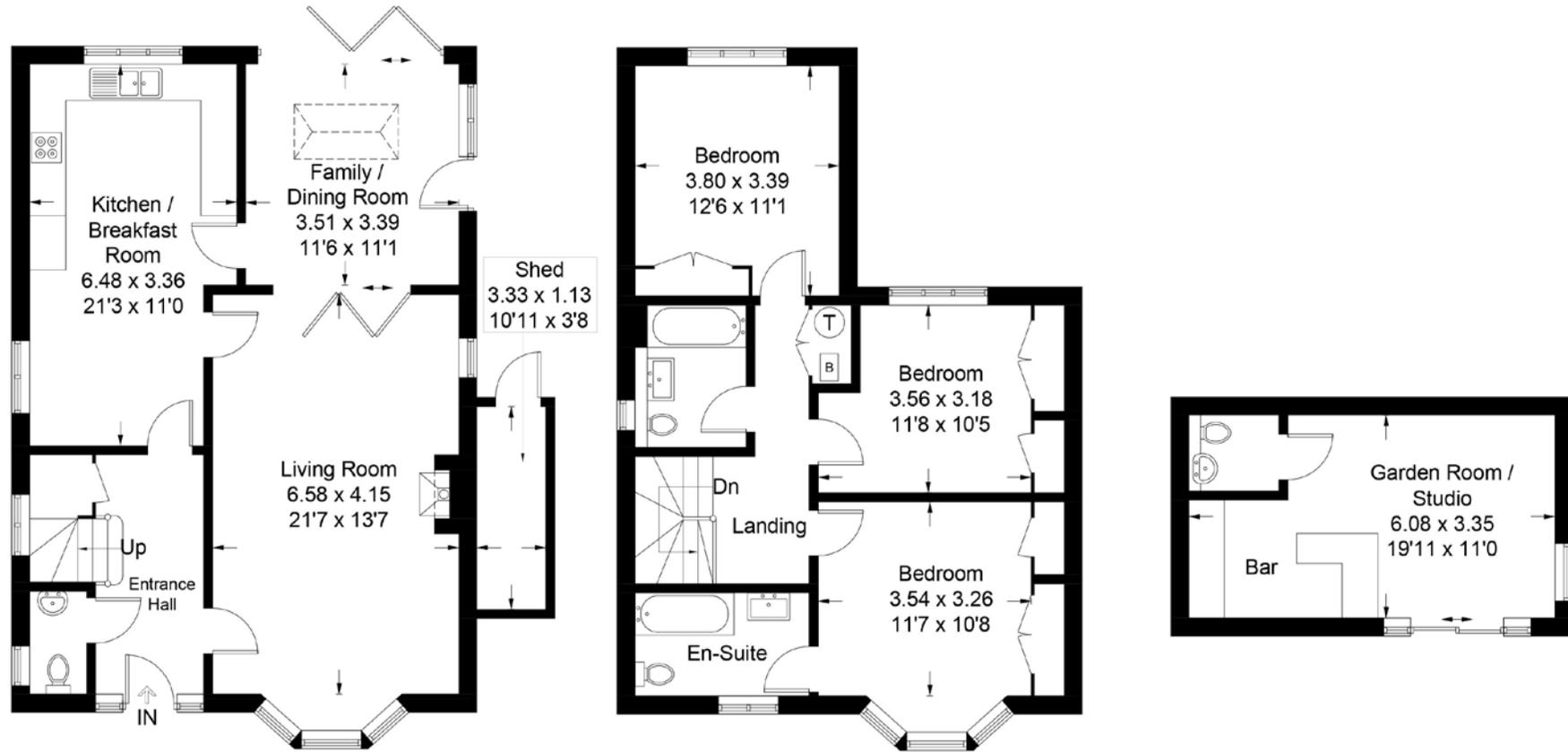
From the rear garden there is access to the front from both sides of the house, one side has a storage shed whilst the other is gated. This leads to a substantial driveway enclosed by fencing and established shrubs.











TOTAL FLOOR AREA: 1734 sq. ft (161 sq. m)
 HOUSE: 1470 sq. ft (136 sq. m)
 STUDIO: 264 sq. ft (24 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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