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Meadow Cottage, Berkeley Close, Dunkirk, Faversham, ME13 9TR

3 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Meadow Cottage, Berkeley Close, Dunkirk, Faversham, ME13 9TR

- An Enchanting Detached Period Residence
- Sympathetically Extended Over The Years
- Three/Four Bedrooms & Two Recently Updated Bathrooms
- Large Living Room With Wood Burning Stove
- Open Plan Kitchen Dining Area
- Planning & Drawings To Extend The Ground Floor
- Set Within 0.25 Acres Of Beautiful Grounds
- Large Driveway & Detached Garage



SITUATION:

The property is situated in the popular village of Dunkirk. It is approximately three miles east of Faversham and five miles west of Canterbury. Dunkirk has a new village hall, two garden centres, a farm shop, and the Red Lion public house. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community. Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high-speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent

traders as well as well-known brands and three times a week the town has a bustling market. The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema, and a large recreation ground.

The nearby cathedral city of Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers superb leisure facilities, along with a diverse selection of restaurants and international eateries.

Whitstable seaside town is a bustling high street with independent retailers, cosy coffee shops and eateries. The harbour front has an array market stalls, busy bars and sea food restaurants and it is twinned with an array of water sports, pebble beach and stunning sunsets.



Meadow Cottage is an enchanting detached period home dating back to the mid-1800s. Over time, it has been sympathetically extended to create a beautifully balanced, double-fronted residence with a charming, character-rich façade.

Occupying a generous 0.25-acre plot, the property features ample off-road parking to the front and a private, well-maintained rear garden. A standout asset is the impressive 178 ft garage, offering excellent potential for conversion into a self-contained annexe or studio space, subject to the necessary planning consents (STPC).



Flourishing with original features, the cottage retains much of its historic charm, including exposed beams, original brickwork, and traditional latch-key doors—all meticulously preserved to honour its heritage. The interiors have been thoughtfully upgraded by the current owners, incorporating high-quality finishes throughout, such as newly fitted luxury bathrooms and elegant décor. In addition, full planning permission has been

granted for a rear extension designed by a local architect, with plans available for a stunning open-plan living area—offering a superb opportunity to further enhance this already exceptional home.

The front door opens into a welcoming entrance hall, complete with cloakroom and storage cupboard. To the left is a split-level kitchen, fitted with a range of wall and base units surrounding integrated appliances, including a double range cooker. The kitchen leads into a practical utility area with access to the rear garden. This space flows into the dining area, subtly separated by vertical exposed beams. French doors open to the garden, while an original fireplace adds warmth and character.

To the east wing of the property, there is a versatile additional bedroom or reception room, along with a spacious sitting room. French doors lead directly onto the patio, and a wood-burning stove set within exposed brickwork—framed by an oak bressumer—creates a striking focal point.

Upstairs, the first floor offers three well-proportioned bedrooms, a sleek shower room, and a beautifully appointed family bathroom featuring a roll-top bath, WC, and twin vanity unit.

OUTSIDE:

The grounds extend to approximately 0.25 acres. The front of the property boasts a large driveway bordered by timber sleepers and established shrub planting, providing both practicality and kerb appeal.

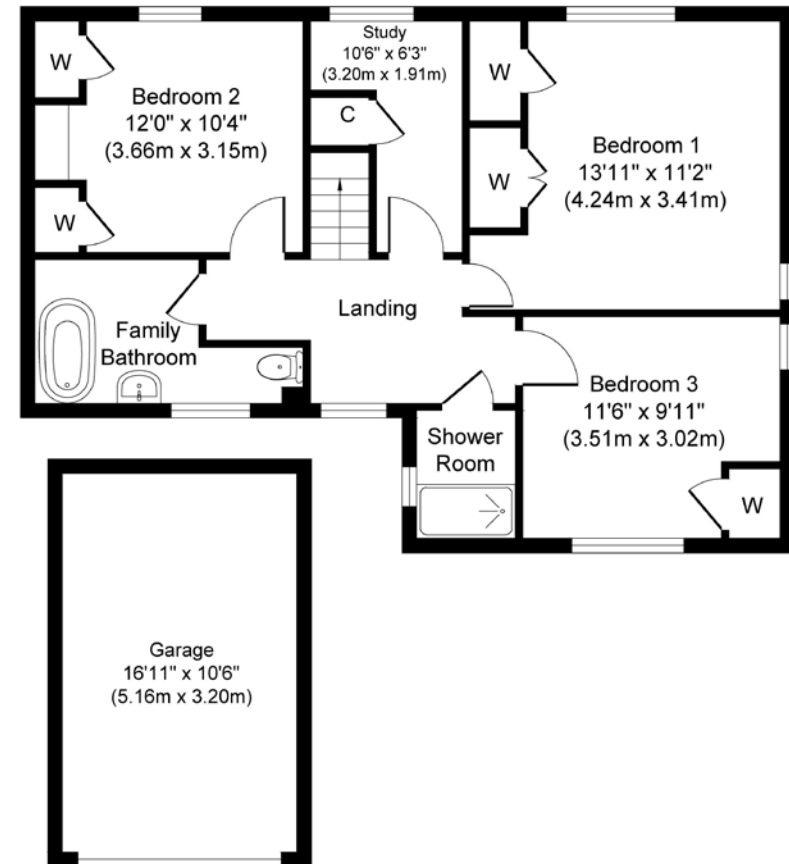
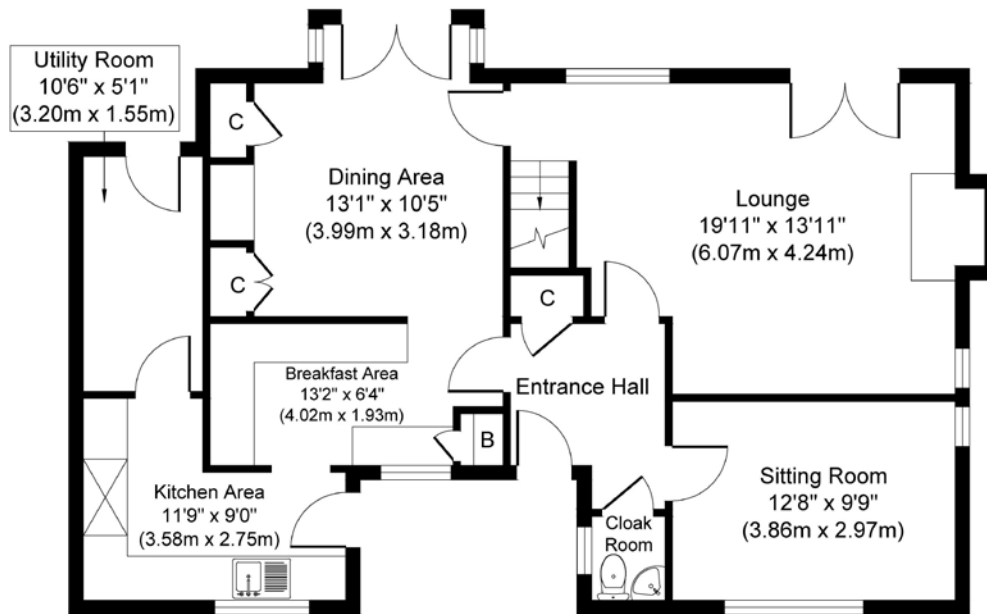
To the rear, the garden is mainly laid to lawn with mature trees lining the boundaries, ensuring a high degree of privacy. A generous paved patio area directly off the house—complete with pergola—offers the perfect setting for outdoor dining and entertaining. The substantial 178 ft garage runs alongside the boundary and has access to the rear garden, presenting superb potential for conversion into ancillary accommodation or small self contained annexe (STPC).











TOTAL FLOOR AREA: 1665 sq. ft (151 sq. m)
HOUSE: 1487 sq. ft (135 sq. m)
GARAGE: 178 sq. ft (16 sq. m)



EPC RATING
D



COUNCIL TAX BAND
A



GENERAL INFORMATION
All services are mains connected

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