

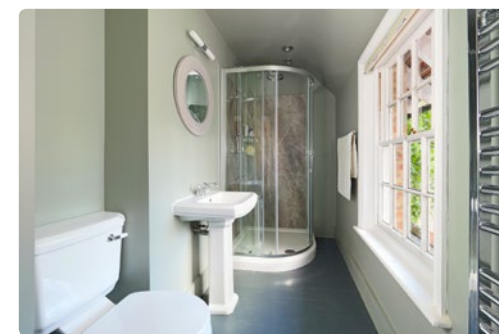
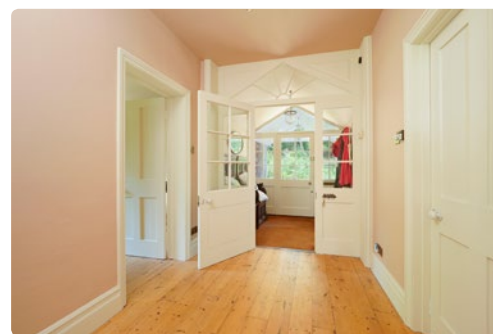
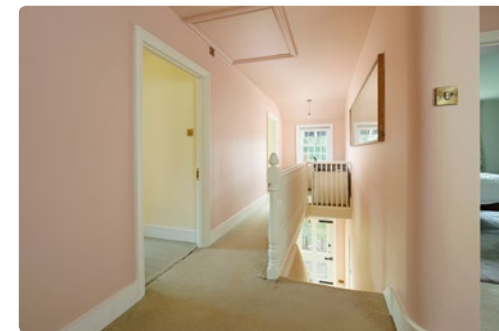


Scooks Farmhouse, Scooks Hill, Ospringle, Faversham, ME13 0AD

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



To Let



## Scooks Farmhouse, Scooks Hill, Ospringe, Faversham, ME13 0AD

- Charming Victorian Deatched Farmhouse
- Flourishing In Period Features
- Over 2,000 sq. ft. Of Living Space
- Spacious Kitchen Breakfast Room
- Three Bedrooms & Two Bathrooms
- Principal Bedroom With Ensuite & Dressing Room
- Useful Fully Tanked Cellar
- Nearly Two Acres Of Private Grounds

### SITUATION:

Scooks Farhouse is situated in the parish of Ospringe on the edge of the Kent Downs, with the centre of Faversham just a few miles away. The parish encompasses nine hamlets, the major one being Painters Forstal, which is home to Lorenden Preparatory School. It 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 approximately 48 miles, the Cathedral City of Canterbury and the Kent coast.

The bustling seaside town of Whitstable is just nine miles away and is famous for its seafood and annual oyster festival, held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names, good local primary and secondary schools, numerous pubs, restaurants, excellent leisure facilities and a mainline railway station.



#### DESCRIPTION:

A charming detached three-bedroom Victorian residence offering over 2,000 sq. ft. of spacious and versatile accommodation, set within nearly two acres of enchanting grounds. This traditional red-brick farmhouse features a symmetrical facade with white-framed sash windows, a central entrance, and pitched tiled roofs with twin chimneys.

Climbing plants and mature greenery enhance its rustic charm, blending the home seamlessly into its peaceful countryside surroundings. Set well back from the road along a private shingle driveway, the property enjoys a wonderfully tranquil position with far-reaching views of open countryside and ample parking.

Inside, period character blends effortlessly with modern comforts. A striking glass apex entrance opens to an elegant hallway with Acoya matting, stripped pine flooring, and wood panelling. The utility room, with butler sink, laundry appliances, and ample coat

storage, lies to the left. The spacious kitchen/breakfast/dining room boasts bold dark blue cabinetry, composite worktops, and integrated appliances including an American-style fridge-freezer and electric oven with induction hob.

Many rooms are dual-aspect with bespoke fitted cupboards, shelving, and a muted Farrow & Ball colour palette throughout. A wood-burning stove anchors the reception area, whilst a fully tanked cellar accessed via brick steps offers additional functional space.

Upstairs, a galleried landing leads to a shower room and three bedrooms, each with cast iron fireplaces; the principal suite also features a fully fitted dressing room and luxury ensuite bathroom with roll-top bath and a separate shower.

#### OUTSIDE:

Scooks Farmhouse is nestled within nearly two acres of beautifully maintained grounds, offering a truly idyllic rural retreat. The gardens are a captivating blend of structured and natural spaces, featuring mature trees, established shrubs, flourishing vegetable beds, and expanses of manicured lawn that gradually give way to areas of wildflower meadow—perfect for encouraging biodiversity and enjoying the changing seasons.

A generous shingle driveway provides ample parking and enhances the sense of arrival, with the house set well back from the road to ensure peace and privacy. Surrounded by open rolling countryside, the setting is both tranquil and picturesque, offering uninterrupted views across the landscape and a rare sense of seclusion.

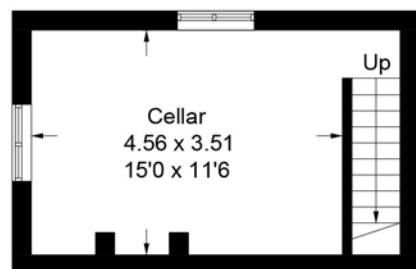




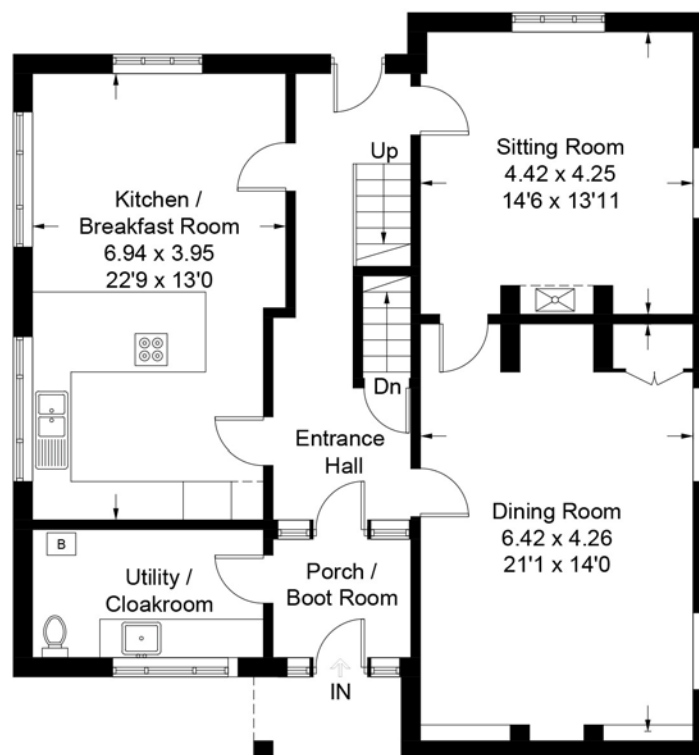




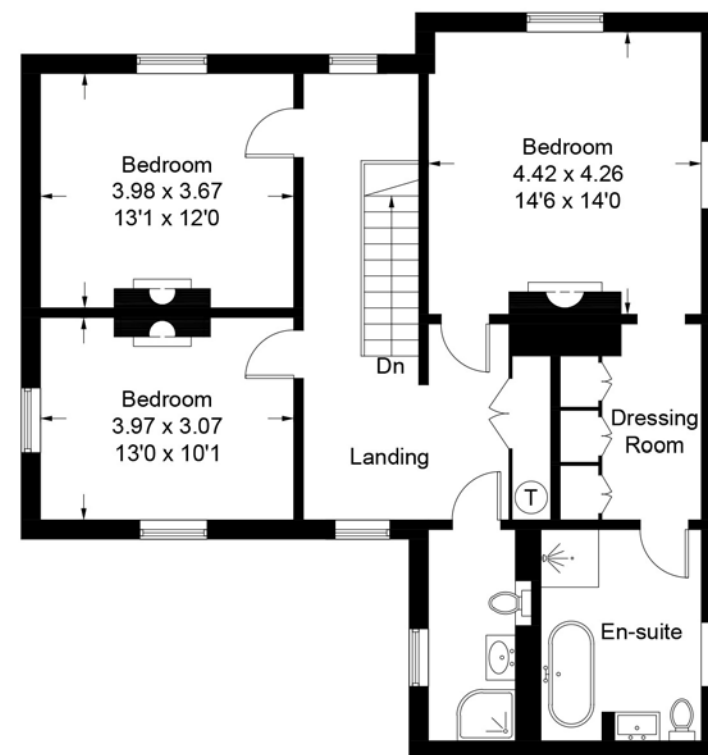




**Cellar - 20.1 sq m / 216 sq ft**



**Ground Floor - 102.2 sq m / 1100 sq ft**



**First Floor - 88.9 sq m / 957 sq ft**



TOTAL FLOOR AREA: 2057 sq. ft (191 sq. m)



EPC RATING  
E



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
To Let

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