



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



15, Mendfield Street, Faversham, ME13 7JY

2 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



15, Mendfield Street, Faversham, ME13 7JY

- Enchanting Mid Terrace Period Cottage
- Kitchen Breakfast Room & Two Receptions
- Wood Burning Stove Fitted
- Elegant Décor & Bespoke Joinery
- Two Double Bedrooms & Two Bathrooms
- Westerly Facing Rear Garden
- Moments From The Medieval Market Square
- High Speed Links To London

SITUATION:

The property enjoys an extremely central and convenient position, nestled in the medieval heart of Faversham town and within easy reach of its many amenities.

Faversham is an historic and charming market town which offers a wide variety of shopping facilities including both specialist and national retailers and a bustling market three times a week. It has its own cinema, an indoor and outdoor swimming pool, a cottage hospital and an excellent range of primary and secondary schools, including Faversham's renowned Queen Elizabeth Grammar School. For sailing enthusiasts, the town has a charming tidal creek and quay. Faversham also enjoys excellent transport links both to London and the coast via the nearby M2 motorway.

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.

The bustling seaside town of Whitstable is just 8 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:

An enchanting mid-terrace period cottage nestled in the heart of the medieval town of Faversham, just moments from the historic market square and a short walk from the train station, which offers high-speed links to London.

Creatively updated over the years, the property has been beautifully restored and thoughtfully reconfigured with great attention to interior design. Aesthetic enhancements are evident throughout, with bespoke joinery and elegant décor, while recent maintenance works include new rear windows, additional loft insulation, replaced soffits and fascias, and the installation of an irrigation system in the garden.

The front door opens into a charming sitting room featuring an exposed brick chimney breast and built-in alcove cupboards. Engineered oak flooring extends seamlessly through to the dining room, which centres around a wood-burning stove set between



bespoke cabinetry. French doors open to the garden, and a large storage cupboard offers practical space.

The dual-aspect kitchen/breakfast room is fitted with an extensive range of wall and base units topped with oak worktops. Integrated appliances include a dishwasher, washer dryer, and a double range Smeg stove.

The sink enjoys a delightful outlook over the garden and features a Fohen boiling-water tap (negotiable within the sale), while a breakfast bar illuminated by pendant lighting provides a welcoming space for casual dining.

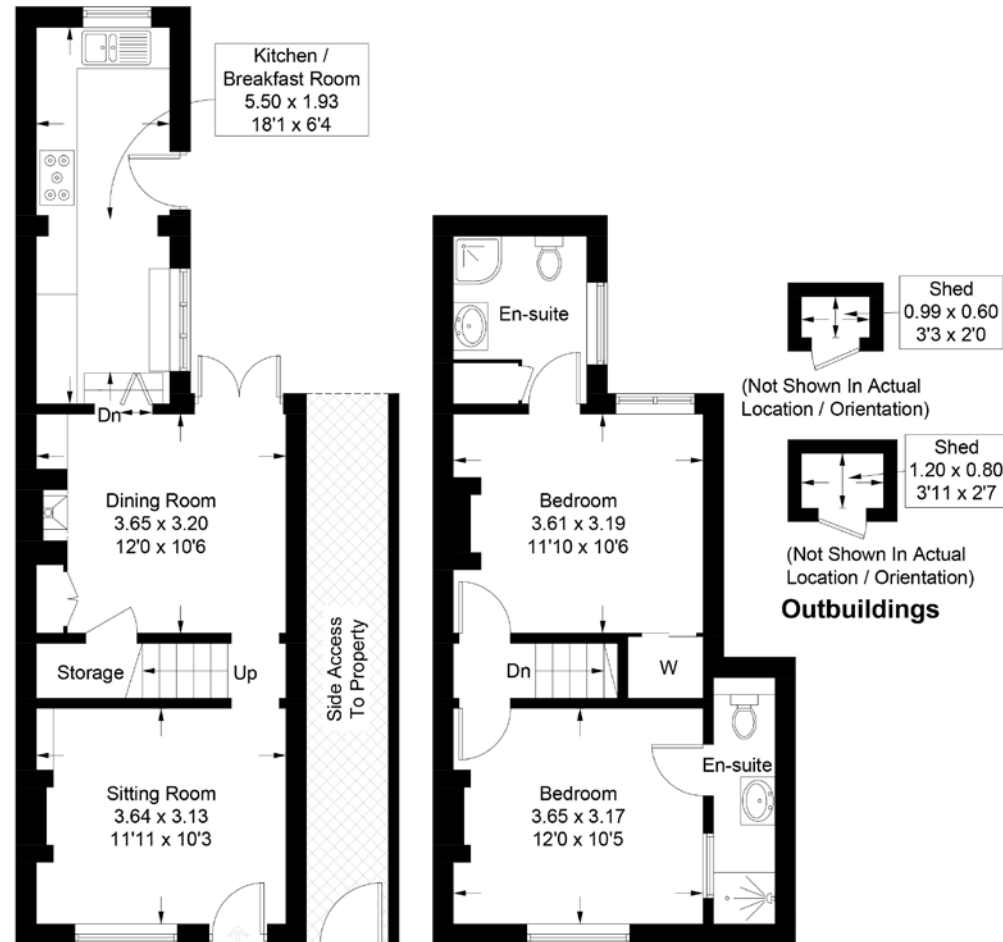
Upstairs, there are two double bedrooms, each with its own bathroom. The principal bedroom benefits from an en suite shower room, while the rear bedroom leads to a well-appointed family bathroom with bathtub, overhead shower, updated basin, and WC.

OUTSIDE:

The westerly facing garden is beautifully arranged with patio paving, potted plants, and a charming pergola that provides an enchanting spot for alfresco dining.

The garden is fully enclosed and can be accessed via a shared alleyway to the side of the property. Storage for logs and garden tools is neatly arranged within the side return and could be included in the sale.

Mendfield Street has permit parking and two permits can be purchased at approx. £45 each for the year.



TOTAL FLOOR AREA: 803 sq. ft (74 sq. m)



EPC RATING
D



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected

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

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