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The Old School House, London Road, Dunkirk, ME13 9LF

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



## The Old School House, London Road, Dunkirk, Faversham, ME13 9LF

- Enchanting Grade II Listed Cottage
- Kitchen Breakfast Room & Two Receptions
- Three double Bedrooms & Family Bathroom
- Wood Burning Stove & Electric Heating
- Attractive Views & Semi Rural Location
- Gated Driveway & Generous Garden
- Summer House & Storage Shed
- Excellent Access To Canterbury

### SITUATION:

The Old School is situated in the popular village of Dunkirk It is perfectly located central to Faversham, Whitstable and Canterbury all of which are approx. six miles away. 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 approx. six miles from Courtenay Road, 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.



#### DESCRIPTION:

An enchanting Grade II listed Victorian cottage, formerly the schoolmaster's residence when the adjacent Old School was in use. Beautifully restored and sympathetically enhanced, this attached period home now offers an inviting living space of approximately 1,300 sq ft. The Old School House occupies a generous plot, featuring a landscaped private garden and a gated driveway.



Dating back to the early 19th century, the property showcases an attractive flint façade that complements the neighbouring former village school — now a private residence — and reflects the distinctive character of this historic Kentish setting.

#### OUTSIDE:

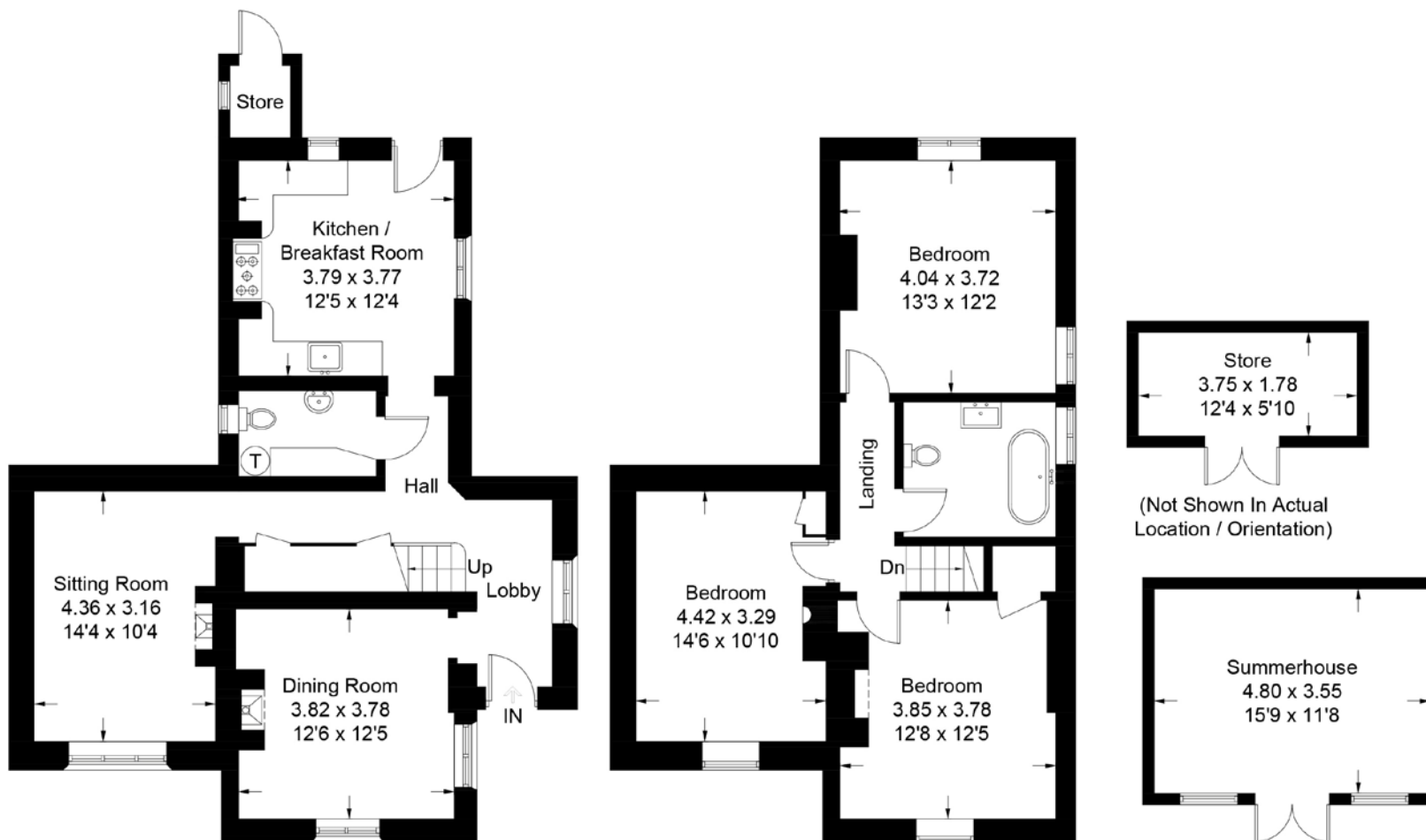
The formal oak front door opens into a welcoming entrance hall. To the left lies a charming dining room with a wood-burning stove and timber-framed window to the front. A second reception room mirrors this space and also features a wood burner, creating an ideal setting for relaxation.

The kitchen/breakfast room offers an array of painted wall and base units topped with oak work surfaces and finished with classic metro tiles. This space is further complemented by a utility/cloakroom with ample room for laundry appliances.

Upstairs, the first-floor hosts three generously proportioned double bedrooms, each rich in character with ornate fireplaces and attractive windows. The main family bathroom includes a roll-top bath, separate basin and WC.

The cottage enjoys an appealing plot, mainly laid to lawn and fully enclosed with attractive fencing. The garden can be accessed from both the front door and the rear door from the kitchen, which leads to a vast patio area.

A gated, gravelled driveway provides parking for several vehicles and leads to a storage shed and summer house.



TOTAL FLOOR AREA: 1592 sq. ft (148 sq. m)  
HOUSE: 1321 sq. ft (122 sq. m)  
OUTBUILDINGS: 271 sq. ft (25 sq. m)



EPC RATING  
G



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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