



Foundation

ESTATE AGENTS

TOWN, VILLAGE & DISTINCTIVE HOMES

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Wayside, Broom Street, Graveney ME13 9DW

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SITUATION:

Wayside is situated on a no through road and enjoys a wonderfully rural setting, surrounded by beautiful farmland and countryside, just outside the peaceful village of Graveney. The village of Graveney is a small yet widely dispersed village situated in between the historic market town of Faversham, the charming seaside town of Whitstable and the historic Cathedral City of Canterbury and is predominantly surrounded by farmland and in walking distance of the sea wall.

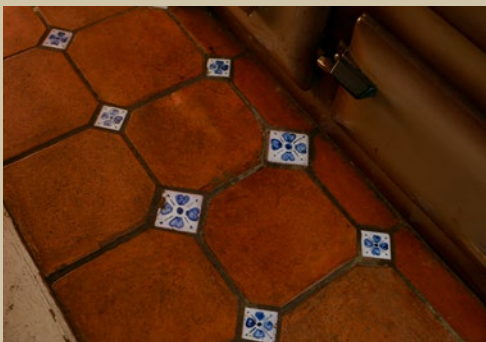
The village is served by The Four Horseshoes public house, the Michelin Star Sportsman pub, a primary school, a regular bus service and All Saints Church, a beautiful fourteenth century church. Furthermore, the Saxon Shore Way passes along the Graveney marshes, providing a beautiful walk between Faversham to Seasalter and Whitstable and benefits from an off road cycle path, linking Graveney with Faversham.

Whilst the surrounding farmland gives a wonderfully rural feel, Graveney enjoys excellent road communications as it is within easy reach of Brenley roundabout, the point at which the A2, A299 and M2 converge, providing easy access to Faversham, Canterbury, Dover, Thanet and London. The nearby market town of Faversham, famous for its Hop Festival, offers a wide range of shopping, leisure and educational amenities, including a good selection of primary schools and two secondary schools, including the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a high speed rail link to London St. Pancras.

The city of Canterbury (less than 8 miles) is a vibrant and cosmopolitan city, with a thriving city 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 Marlowe Theatre.

- Charming End Terrace Ex-Farmworkers Cottage
- Set Within Approx. 1.8 Acres Of Grounds
- Stables, Tack Room, Stableyard & Paddocks
- Potential For Equestrian Use
- Two Double Bedrooms - Two Reception Rooms
- Gated Driveway & Garage En-Bloc
- Rural Location With Stunning Countryside Views
- Easy Access To Faversham & Whitstable





DESCRIPTION:

A charming and generously proportioned two bedroom end terrace ex-farmworkers cottage, situated in a peaceful, rural setting surrounded by farmland and beautiful countryside, yet within easy reach of both Faversham, Whitstable and Canterbury.

Wayside is set within approximately 1.8 acres of grounds, which include beautiful wildlife gardens alongside two large paddocks, stables, tack room and an enclosed stable yard and offers an ideal home for wildlife enthusiasts, especially bird watchers.

The front door opens into an entrance hall with a flagstone floor and stairs to the first floor.

A traditional latch-key door opens into a wonderful south/south west facing dual aspect sitting room, with a stone fireplace and double glazed French doors with direct views over the paddocks.

Another traditional latch-key door leads from the entrance hall to a spacious dining room, with exposed floorboards, a lovely old multifuel Rayburn with a terracotta tiled hearth and splendid views over the paddocks.

The kitchen is to the rear of the house and has been fitted with an excellent range of traditionally styled units, set around a Belfast style sink and a terracotta tiled floor, with stable doors to the garden.

On the first floor, there are two, generously proportioned double bedrooms (both with walk-in cupboards) and the family bathroom.

This has been fitted with a traditionally styled white suite, including a power shower over the bath and is finished with attractive natural stone tiling.

OUTSIDE:

Wayside sits within private and secluded grounds of approximately 1.8 acres and is approached via a timber five bar gate. This opens onto a gravelled driveway, which provides parking for several cars.

The gardens wrap around the front, side and rear of the house and are a nature and wildlife lovers' dream.

They are mainly laid to lawn, with numerous mature trees, including a dwarf Stella

Cherry, a fig tree, peach, almond, crab apple and Kent cobb trees. A metal spiral staircase rises from the rear garden to a superb first floor balcony/sun terrace, which affords spectacular views over the grounds and surrounding countryside.

A brick pathway leads from the rear of the house to the stable yard, with a stable block consisting of two loose boxes and a tack room.

From the yard, gates open onto two, level paddocks, enclosed by post and rail fencing, both of which can be accessed via a five bar gate and vehicular access from the driveway.

Wayside also owns a useful garage en-bloc, situated to the rear of the cottages.



TENURE: FREEHOLD









TOTAL FLOOR AREA: Approx. 1368.8 sq. ft (127.1 sq. m)

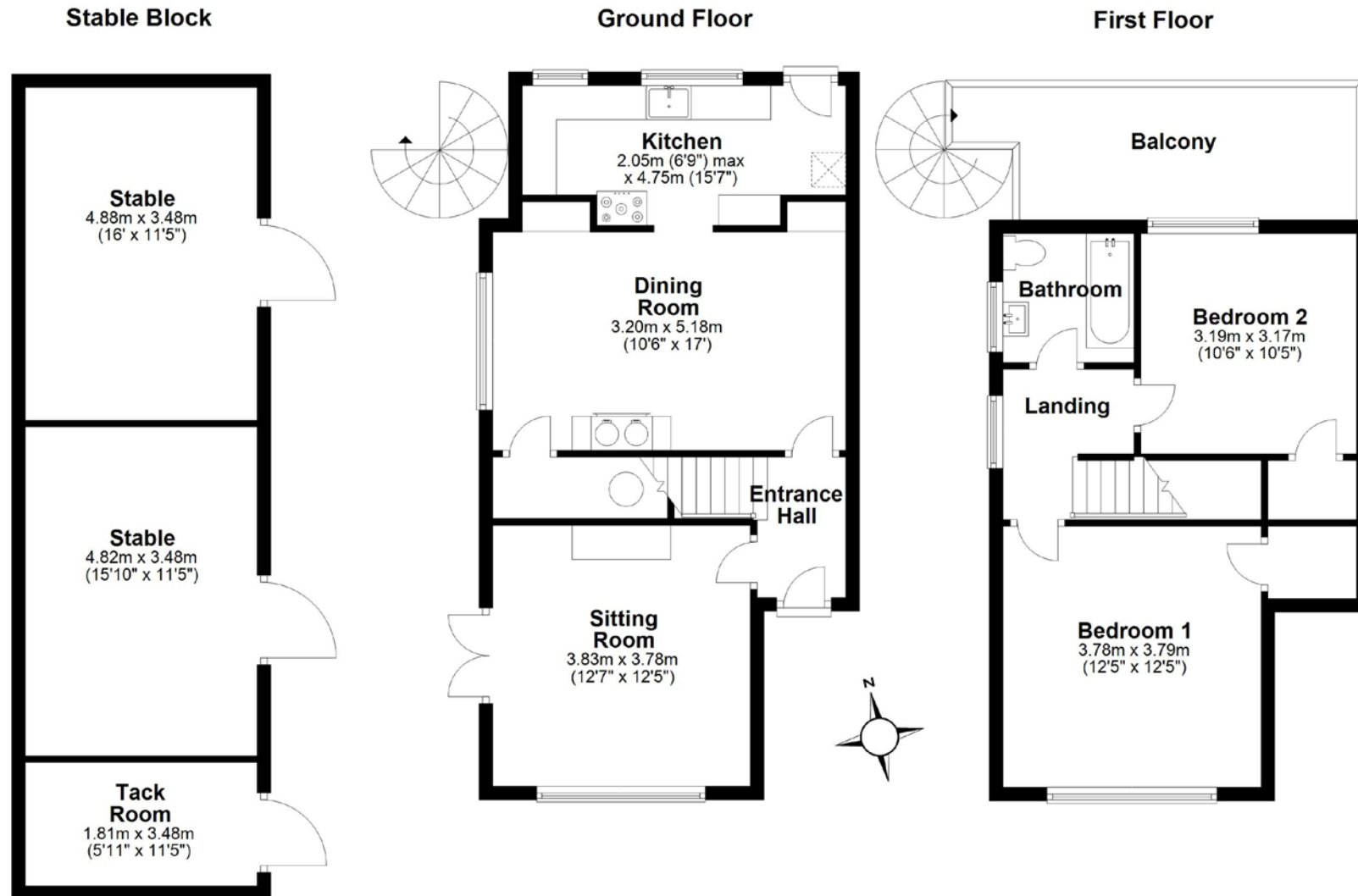
HOUSE: Approx. 930.4 sq. ft (86.4 sq. m)

STABLES: Approx. 438.4 sq. ft (40.7 sq. m)

EPC RATING: F

COUNCIL TAX BAND: B

GENERAL INFORMATION: The property is served by private drainage and heating is via a Rayburn.



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