

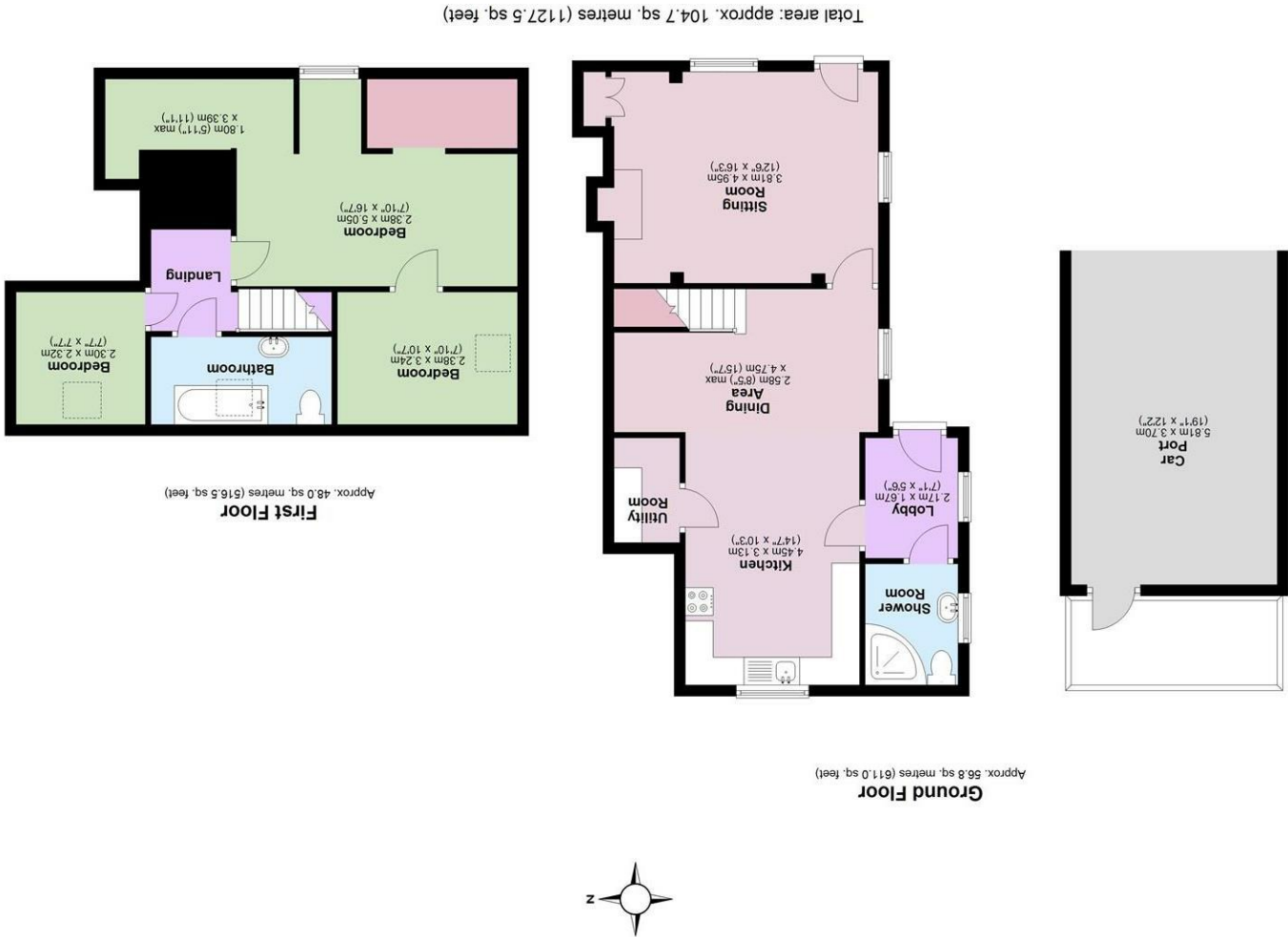
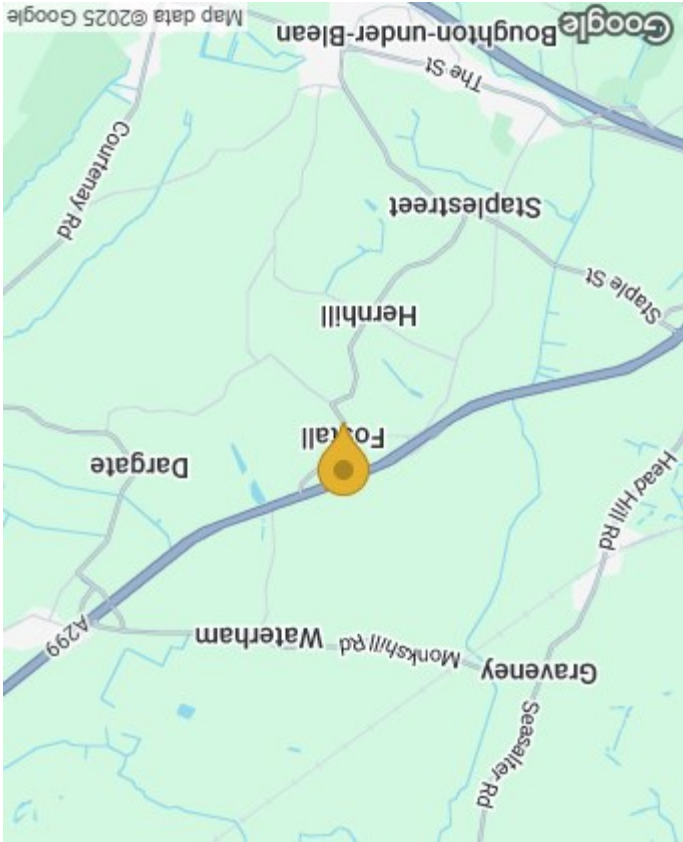


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Not environmentally friendly - higher CO2 emissions
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Current	Potential

England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
A	(81-91)
B	(69-80)
C	(55-68)
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Current	Potential



1 The Cottages Fostall  
Hernhill, Faversham, ME13 9JQ

Working for you and with you





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Situated near the picturesque village of Hernhill, this charming Grade II listed property has been a much-treasured home for over 60 years.

If you are looking for a unique property and the opportunity to create your dream home, this cottage really is an exciting prospect.

The ground floor has been extended in keeping with the character and listing of the cottage to provide a larger ground floor footprint incorporating a useful entrance porch, open plan spacious kitchen and dining room, sitting room to the front and handy shower room.

Upstairs really is a traditional cottage-style quirky layout comprising three bedrooms and a bathroom, all ready for a little TLC.

Sitting on a large plot with plenty of parking there are super gardens to front and side and a wonderful green open aspect to the rear.

Offered for sale with no onward chain, this property is sure to appeal.



Offers Over £300,000



Property Particulars Awaiting Approval

Entrance Lobby

Timber entrance door and window to the side overlooking the garden. Wall mounted electric meters. Laminate flooring.

Shower Room

Window to the side. Suite comprising corner shower enclosure with electric shower unit, pedestal wash hand basin and close coupled WC. Baxi wall mounted gas heater. Tiled walls. Extractor fan.

Kitchen/Diner

Windows to the side and rear overlooking open fields. Matching range of wall, base and drawer units. Inset stainless steel sink unit. Space for electric cooker. Two Baxi wall mounted gas heaters. Partially tiled walls. Under stairs storage cupboard. Inset downlighters. Laminate flooring. Stairs to the first floor.

Utility Room

Plumbing for washing machine. Double power point. Light. Shelves and two base units with worktop over.

Sitting Room

Door and window to the front and further window to the side. Feature fireplace with inset coal effect gas fire. Wall mounted Baxi gas heater. Built-in cupboards. Two wall light points. Television and telephone points. Inset downlighters.

Landing

Loft access.

Bedroom 1

(Sloping ceilings) Dormer window to the front. Exposed floorboards. Door to Bedroom 2.

Bedroom 2

(Sloping ceilings) Velux window to the side. Exposed floorboards.

Bedroom 3

(Sloping ceilings) Velux window to the rear.

Bathroom

(Sloping ceiling) Velux window to the rear with open views. Suite comprising bath, pedestal wash hand basin and low level WC. Heated towel rail. Laminate flooring.

Side Garden

Predominantly laid to lawn. Patio seating area. Raised brick beds with established planting. Shed. External light. Door to the carport. Path to the rear door. Enclosed with fencing and pedestrian gate.

Front Garden

Block paved driveway to the open garage. Predominantly laid to lawn with established planted beds. Pathway to the front door. External light. Pedestrian gate to the rear.

Carport

Light. Electric meter.

Measurements

Please be aware that measurements are a guide only.

Council Tax

Band C : £1967.83 2024/25

We suggest that interested parties make their own investigations

Tenure

Flying Freehold. Please call the agent to discuss.

Location & Amenities

Situated within easy reach of Hernehill, a pretty village with a range of village amenities, The Red Lion Public House and Restaurant, a 14th Century Hall House, The Three Horseshoes, a classic Kentish pub, and the 15th Century, St Michael's Church.

Nearby (just over a mile), is Mount Ephraim Grade II listed manor house, with guest rooms and a super 10 acre Edwardian garden.

Faversham and Whitstable offer a good selection of facilities including educational, leisure and shopping as well as the High Speed Javeline service from Faversham to London St Pancras (approx 68 mins).

The Cathedral City of Canterbury (approx 10 miles) provides a wealth of cultural and leisure amenities, including the Marlowe Theatre, and more extensive shopping facilities and restaurants

