



2 The Stables  
Hansletts Farm | Well Lane | Ospringe | Faversham | Kent | ME13 0SD

FINE & COUNTRY

# Seller Insight

“ 2 The Stables is a charming stable conversion that enjoys a pleasing location within the small private community of Hansletts Farm. The present owners, explain that the possibility of living in a characterful house surrounded by fields, yet only a short drive into the fabulous market town of Faversham was instantly appealing.

It has been their much loved home for eight years and they enjoy the fabulous lifestyle that combines the perfect blending of tranquil country life with a thriving town only seven miles away.

The present owners have decorated the entire property to a very high standard and created a home where every room is bright and light, mixing the charming character of the property with a modern and inviting ambience. They refitted a glass staircase with oak stairs and the mezzanine area is now a bright and welcoming space where you could perhaps relax with a book or use as a study area. All the oak internal doors complement the style of the home.

Every room is appreciated. The kitchen flows into the living room where the high vaulted ceilings and wood beams give you the feeling of space; whilst the windows on either side flood the room with natural light. The wood burner is a central feature and ensures the room is a warm winter refuge.

Currently one of the ground floor bedrooms serves as a formal dining room, with a door onto the patio where guests can enjoy summer pre dinner drinks - the house and garden make the perfect entertaining venue.

The generous garden is easily maintained and is a tranquil and peaceful place where bird song can be the only sound you hear, and it is perfect to sit on the patio looking over the garden and the surrounding countryside.

Historic Faversham has supermarkets, schools, shops, restaurants, an annual Hop Festival and a frequent train service into London St Pancras. Canterbury is only ten miles away and the coast is easily accessed, plus there is a wide choice of walks in the stunning Kent countryside. The owner's say the house has been joyful to live in and it will be impossible to replicate, but they take away very fond memories.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## 2 The Stables

Nestled within the picturesque surroundings of Hansletts Farm, this beautifully converted three-bedroom stable blends character, comfort, and modern convenience. Offering a peaceful retreat in the heart of the Kent countryside, this unique home is perfect for those seeking rural tranquillity while remaining well connected to nearby towns and amenities.

Stepping inside, the welcoming entrance hall sets the tone for the rest of the property. The spacious living area is a true highlight, featuring impressive vaulted ceilings and a cosy wood-burning stove, ideal for creating a warm and inviting atmosphere. Flowing seamlessly from here, the well-appointed kitchen boasts sleek granite worktops and integrated appliances, providing both style and practicality.

The ground floor also hosts two well-proportioned bedrooms, alongside a beautifully finished family bathroom. Upstairs, the mezzanine level offers a versatile space, whether used as an additional reception area, reading nook, or home office, it provides a charming vantage point over the main living space. The principal bedroom is thoughtfully designed with built-in storage and en-suite facilities, offering a private sanctuary within the home.







# Step outside

## 2 The Stables

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Outside, the property truly comes into its own, with a generous lawned garden and a patio area, perfect for alfresco dining or simply soaking up the peaceful surroundings. A large front lawn enhances the sense of space, while ample driveway parking and a garage ensure convenience for residents and guests alike.

Situated near the sought-after village of Ospringe, this home enjoys easy access to excellent schooling options, including Lorenden Prep School in nearby Painters Forstal. The bustling market town of Faversham is just an eight-minute drive away, offering an array of independent shops, cafés, and traditional pubs, as well as a historic market dating back to the Domesday Book. With its rich architectural heritage and home to Britain's oldest brewery, Shepherd Neame, Faversham is a town brimming with character.

For those needing to travel further afield, Junction 6 of the M2 is just six minutes away, providing direct links to London and beyond.

Combining countryside charm with modern comforts, this distinctive home offers the perfect blend of character and convenience. Don't miss the opportunity to make it your own.

Freehold

Council Tax Band D

EPC Rating F

For mobile phone coverage in this area please look online

Superfast & Standard Broadband is available at the property, for more information please look online

Property is in a conservation area



*Guide Price* £625,000 - £675,000

# Well Lane, Ospringe, Faversham, ME13

Approximate Area = 1311 sq ft / 121.8 sq m

Limited Use Area(s) = 62 sq ft / 5.7 sq m

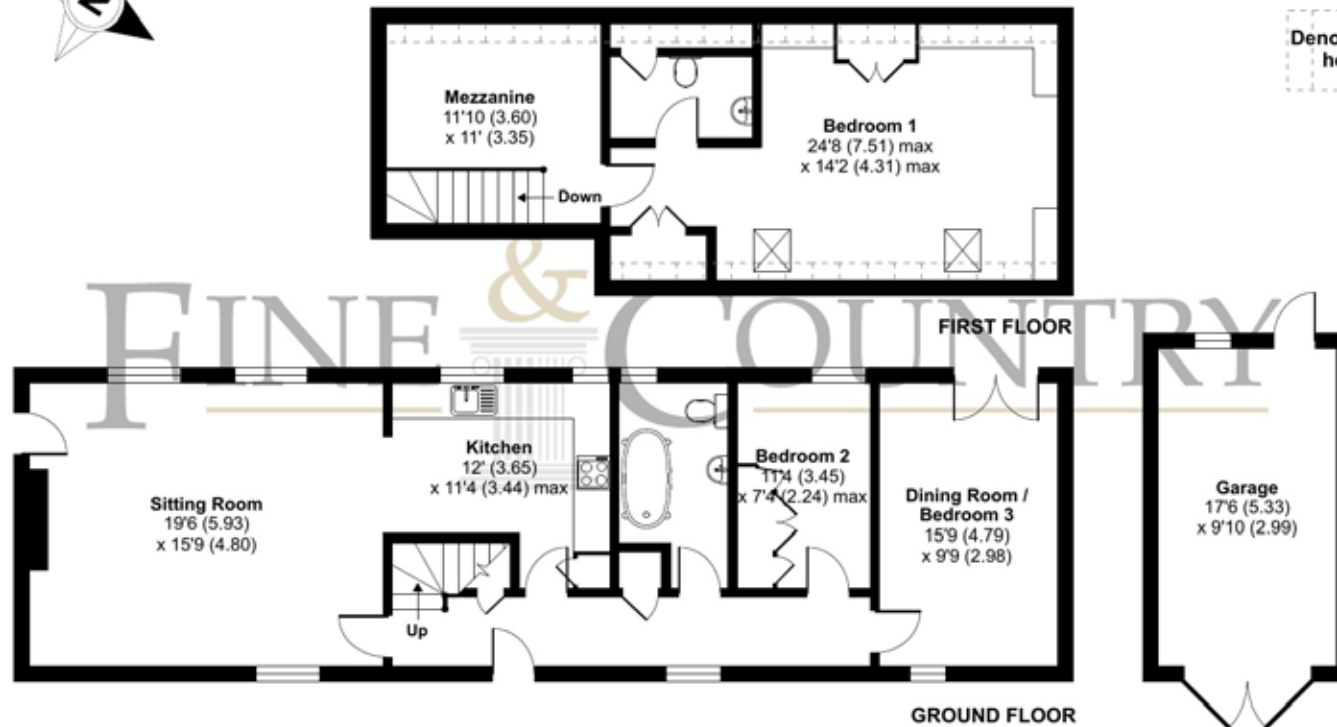
Garage = 172 sq ft / 16 sq m

Total = 1545 sq ft / 143.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1255439

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	29 F	
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 21.02.2025



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