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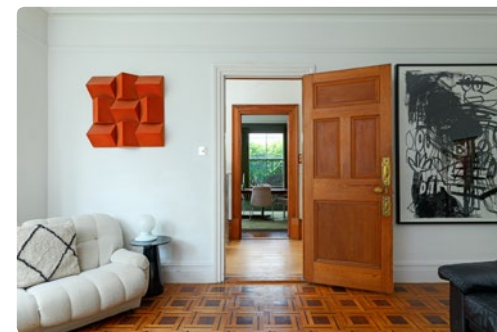
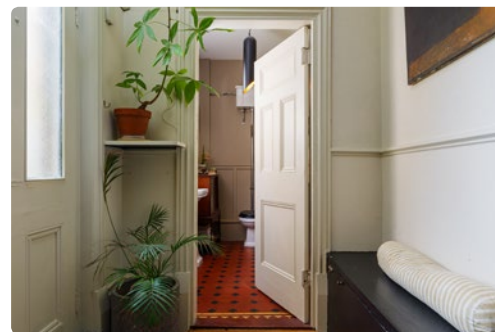
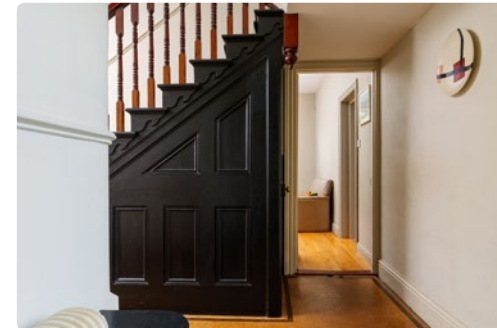


Kearnsey House, Canterbury Road, Faversham, ME13 8NQ

5 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

A photograph of a bright, spacious hallway in a Victorian house. The floor is made of light-colored wood. On the left, there is a white radiator and a doorway leading to a room with a bed. On the right, a wooden door is open, revealing a room with a large window and a plant. A wooden handrail with a decorative finial is in the foreground.

Freehold



Kearnsey House, Canterbury Road, Faversham, ME13 8NQ

- Handsome Double Fronted Victorian Residence
- Flourishing In Period Features & Elegant Décor
- Over 3000 Sq.Ft Of Elegant Accommodation
- Creatively Enhanced With Artistic Interior Design
- Multiple Receptions With Original Fireplaces
- Kitchen Breakfast Room, Separate Utility & Boot Room
- Five Bedrooms & Recently Installed Bathroom
- Extensive Garden With Opportunity To Re-Instate Driveway

SITUATION:

The property is conveniently situated on Canterbury Road which enjoys an extremely central location, within a 15 minutes walking distance of Faversham's mainline railway station and thriving medieval town centre. The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. The quay has become a popular location for evening drinks and weekend meandering, with a wine bar and the popular Papa Bianco's which is perfect for watching the sunset whilst enjoying live music, pizza, and cocktails.

Macknade is just a five minute walk away and has a vibrant food hall and café set on a historic farm, offering fresh local produce, a

renowned deli, butcher, and artisan groceries, alongside a welcoming café space. The site also hosts a range of independent businesses including a sauna, fitness studio, and a local vets, making it a unique community hub for food, wellness, and animal care.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.



DESCRIPTION:

An enchanting double-fronted period, five bedroomed property, flourishing in an abundance of original features including soaring ceilings, intricate cornicing, open fireplaces and impressively high skirting boards, all complemented by elegant architraves and beautiful original joinery. Offering over 3,000 sq.ft of characterful accommodation, Kearsney House provides five bedrooms, multiple reception rooms and a generous loft studio, which holds exciting potential for further conversion, subject to the necessary consents.

The current owners have a creative eye for detail and a real flair for interior design, which is beautifully reflected throughout the house. They have introduced a complementary palette of bold Farrow & Ball colours, thoughtfully updated the kitchen, added Crittall-effect French doors, installed a beautiful bathroom and landscaped the rear walled garden.



Kearnsey House occupies an impressively large plot, with a substantial garden, gated front garden and the opportunity to reinstate the original driveway. The handsome façade displays exposed brickwork, double bay sash windows and an exceptionally handsome wide front door.

The house also has an interesting local history, having been an established residence on Canterbury Road since 1901. Historical records show that it was once home to local veterinary surgeon Kearsney House was once the home practice of veterinary surgeon, Arthur FF Britten, who served as the Mayor of Faversham in the early seventies.

The impressive front door opens into a spacious entrance hall, where a plaster archway and beautiful original corbels frame the elegant staircase rising to the first floor.

To the right is a generous reception room with 1950's parquet flooring, intricate cornicing and an open fireplace. Opposite, another bay-fronted reception room enjoys a dual aspect and is currently used as the formal dining room. This room retains its original fireplace with marble surround, whilst a hatch provides access into the adjoining snug.

At the rear of the property is the impressive kitchen/breakfast room, which has been artistically updated with painted cabinetry, open shelving and rich granite worktops. Crittall-effect French doors open towards the garden, creating a lovely connection between the house and outside space. A separate utility room with butler sink provides ample room for laundry appliances.

A useful boot room provides access to the side of the property, whilst a spacious cloakroom with high level WC completes the ground floor.



The first-floor split-level landing leads to five bedrooms and a recently appointed family bathroom, beautifully styled to complement the period of the house. The bathroom features a roll-top bath, walk-in shower and traditional-style sanitaryware.

Two of the largest bedrooms occupy the front of the property. One benefits from fitted wardrobes, while the other is dual aspect and features a wash basin. A smaller bedroom sits between the two and offers an intriguing opportunity to create an en-suite..

OUTSIDE

Kearnsey House enjoys an unusually generous plot for a Victorian home so close to Faversham town centre. The garden wraps around three sides of the property and is predominantly laid to lawn, enclosed by an original brick wall and complemented by a magnificent, mature tree providing wonderful, dappled shade. A seating area is accessible from the French doors in the kitchen, whilst to the side of the house there is an outside shower with exposed copper pipes.

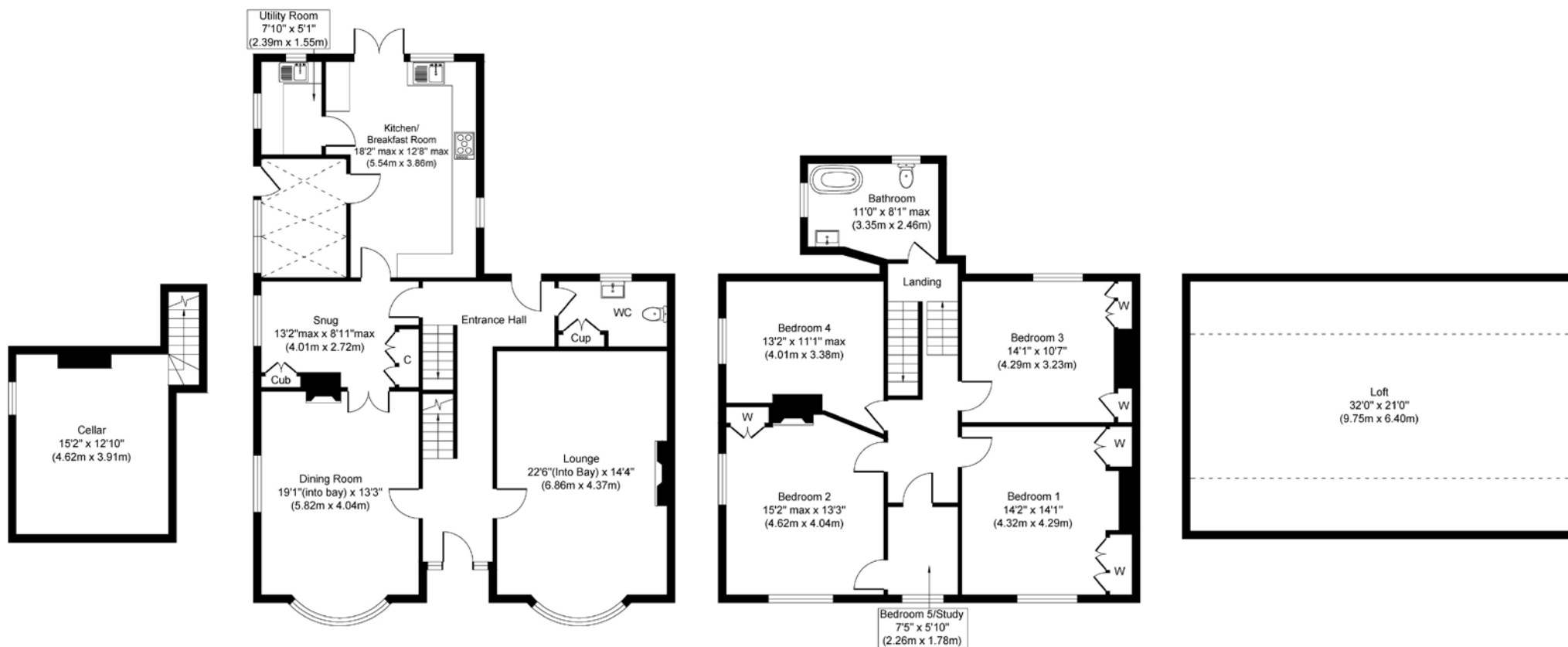
There is also the opportunity to reinstate the driveway by reconfiguring the fencing around the existing gravelled area, which is accessible from the dropped kerb on Preston Avenue.

The gated front garden leads to the formal entrance, screened by hedging and uniformed trees creating privacy and grandeur. There is another entrance to the side of Kearnsey House which opens into a boot room, which in turn leads to the kitchen.









TOTAL FLOOR AREA: 3121 sq. ft (299 sq. m)



EPC RATING
E



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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