



**SAXON SHORE**  
— ESTATE AGENTS —



## **Mill Cottage Oare Road, Faversham, Kent ME13 7TJ**

### **Offers in excess of £375,000**

Set back from the road in Oare on the outskirts of Faversham lies this charming detached cottage that dates back to 1850's. Believed to have been a home for workers at the Windmill when it used to be a working mill, this property offers a delightful retreat from the hustle and bustle of everyday life, whilst being located within walking distance of the town centre and local amenities. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful abode.

Accommodation spans across two floors and comprises an entrance hall, a well appointed kitchen, a dining room with a feature fireplace, a cosy sitting room with a working wood burner and a full bathroom to the ground floor. Upstairs are two good sized, double bedrooms that feel extra spacious thanks to high ceilings.

Outside to the front is ample off street parking. One of the standout features of this property is the pretty rear garden, which offers a low maintenance but serene outdoor space to enjoy the beauty of nature. With a patio, lawn area, well established and stocked flowerbeds, a bountiful plum tree and views of the windmill. The garden has the added bonus of a fully powered cabin currently used as an office.

**Sitting Room**  
11'4" x 10'0" (3.47 x 3.05)



**Dining Room**  
11'4" x 10'0" (3.47 x 3.05)



**Kitchen**  
11'4" x 12'1" (3.47 x 3.7)



**Bathroom**  
8'1" x 5'5" (2.47 x 1.67)



**Bedroom 1**  
11'4" x 10'0" (3.47 x 3.05)



**Bedroom 2**  
11'4" x 10'0" (3.47 x 3.05)



**Garden**



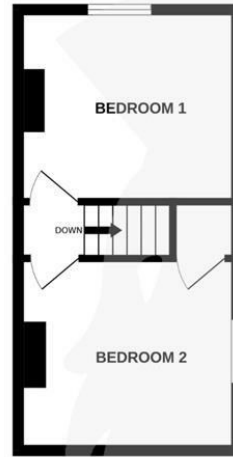
**Driveway**



GROUND FLOOR  
42.7 sq.m. (459 sq.ft.) approx.



1ST FLOOR  
23.6 sq.m. (254 sq.ft.) approx.



TOTAL FLOOR AREA : 66.3 sq.m. (714 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ

Tel: 01795 533577

info@saxonshore.co.uk

www.saxonshore.uk



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