Clovelly Oxenden Square, Herne Bay, CT6 8TW

Offers over £450,000

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Clovelly is situated within the prestigious Oxenden Square, an historic residential square renowned for its mature trees, open green space, and unique character. The square is protected by a historic covenant dating back to 1833, ensuring the central grounds remain free from development and preserved as an ornamental plantation of trees and shrubs for the benefit of residents. This long-standing protection helps maintain the attractive setting and distinctive environment that make Oxenden Square such a sought-after location.

Occupying a prominent position within the square, Clovelly is an attractive chalet-style home offering versatile accommodation.

The spacious lounge is a particular feature, enjoying two bay windows that flood the room with natural light, whilst high ceilings enhance the feeling of space. To the rear, the dining room overlooks the garden and benefits from double doors opening onto the patio. Currently used as a bedroom by the present occupiers, this flexible room can easily adapt to suit a variety of needs. A modern family bathroom completes the ground-floor accommodation.

The cottage-style kitchen features wooden worktops, a traditional butler sink, and ample storage, leading through to a useful utility area.

On the first floor are two bedrooms, one of which benefits from a small en-suite shower room.

Description

Council Tax Band D

EPC Rating E

Tenure Freehold

Communal Open Space Charge £250 per annum contribu
The contribution is made payable to the Trustees who oversee the maintenance of the grounds within Oxenden Square

Lounge
17'9 x 16'1

Dining Room (used as a bedroom)
12'3 x 9'11

Kitchen
12'6 x 10'6

Lean to (off kitchen)

Bathroom/WC
8'6 x 5'3

First Floor Landing

Bedroom
13'2 x 12'6

En Suite
5'11 x 5'3

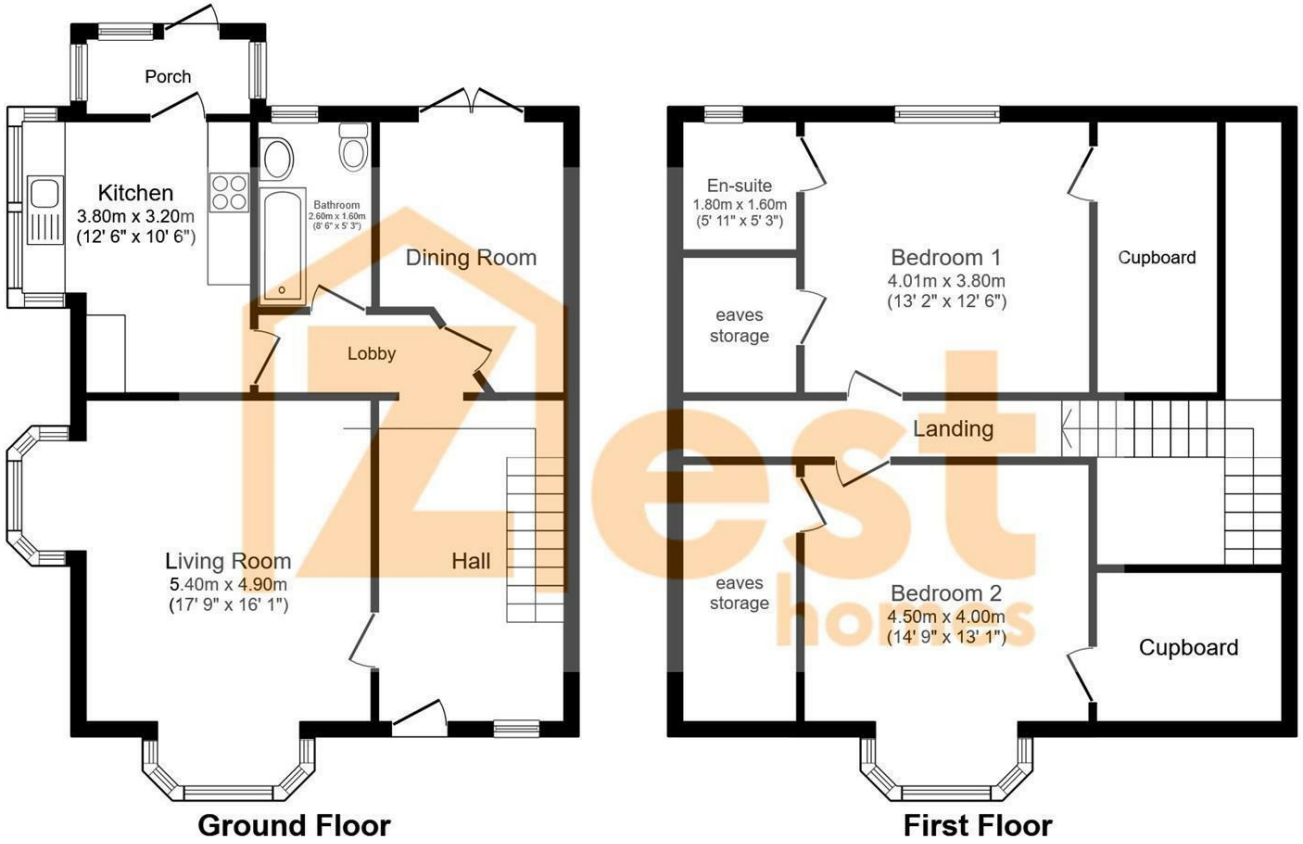
Bedroom
14'9 x 13'1

Floorplan Clause
Please note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

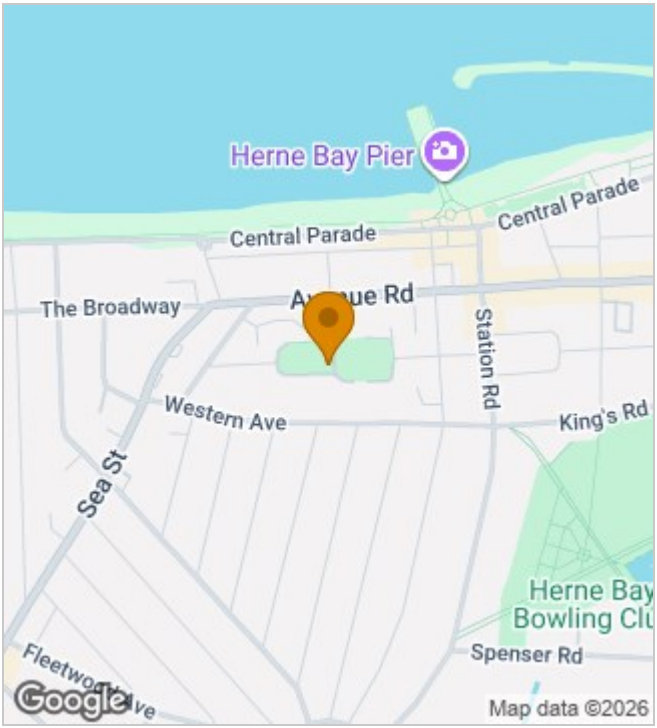
Agents Notes
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not be relied upon and do not form part of any contracts.3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 5. Zest Homes hold the copyright to all advertising material used to market this property. 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Land to the south of Oxenden Square, Herne Bay,
The Statutory Declaration accompanying the Caution sets out that the Cautioner is interested in the land as "The Oxenden Square Residents Association have maintained the land for at least the past 40 years, erected posts at each end of the land at least 40 years ago and erected a "private square" sign at the boundary between the land and Western Avenue, Herne Bay about 15 years ago. The Cautioner may therefore be in a position to claim possessory title of the land, either on behalf of the Oxenden Square Residents ssociation or on behalf of the registered proprietors of Oxenden Square itself (Title Number K661237), but does not wish to do so at present."

OPEN SPACE, OXENDEN SQUARE
(04.02.2015) A Deed dated 23 February 1833 made between (1) Sir Henry Oxenden and (2) J L Jones and others contains a covenant to keep the land clear of any building whatsoever and be for the use of the Square called or intended to be called Oxenden Square as an ornamental plantation of trees and shrubs, but the deed having been destroyed by enemy action, the only further particulars of this covenant that could be obtained on first registration are contained in a Memorandum dated 1938.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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www.zesthomes.uk

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