



SAXON SHORE  
— ESTATE AGENTS —



## Mill House Oare Road, Faversham, ME13 7TJ Offers in excess of £550,000

Introducing this charming, grade II listed, detached house on Oare Road in Faversham. In need of some updating but offering so much potential. Located on the outskirts of town, within walking distance to the centre and local amenities, brought to market with no onward chain.

Accommodation spans across three floors and comprises a spacious, open plan kitchen dining room with working wood burner, a lounge currently used as a separate dining room with a feature fireplace, a sitting room, a full bathroom and a vast workshop that could be repurposed in a variety of ways to the ground floor.

Downstairs is a cellar which could be converted subject to the required permissions, or used for storage.

Upstairs on the first floor are four good sized bedrooms, two of which have feature fireplaces, and a shower room.

### Cellar

11'0" x 11'11" (3.37 x 3.65)



### Car Port

16'0" x 6'0" (4.9 x 1.83)



### Kitchen/Diner

19'0" x 9'10" (5.8 x 3)



### Sitting room

11'1" x 11'11" (3.38 x 3.65)



### Lounge

11'0" x 11'11" (3.37 x 3.65)



### Bathroom + Utility

6'4" x 9'10" (1.95 x 3)



### Workshop

25'5" x 8'5" (7.75 x 2.57)



### Bedroom 1

11'1" x 11'11" (3.38 x 3.65)



### Bedroom 2

11'0" x 11'11" (3.37 x 3.65)



### Bedroom 3

11'5" x 9'10" (3.5 x 3)



## Bedroom 4

11'1" x 9'10" (3.39 x 3)



## Shower Room

4'7" x 7'4" (1.41 x 2.25)



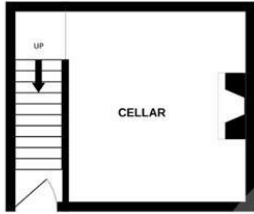
## Garden



## Driveway



BASEMENT  
15.3 sq.m. (165 sq.ft.) approx.



GROUND FLOOR  
69.4 sq.m. (747 sq.ft.) approx.



1ST FLOOR  
50.1 sq.m. (540 sq.ft.) approx.



TOTAL FLOOR AREA : 134.8 sq.m. (1451 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ

Tel: 01795 533577

info@saxonshore.co.uk

www.saxonshore.uk



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