SAXON SHORE
ESTATE AGENTS









Pear Tree Cottage South Street, Faversham, ME13 9NH
Offers in excess of £400,000

Introducing this beautifully presented, 17th century, two bedroom cottage in the quiet hamlet of South Street. Located between the villages of Boughton and Selling surrounded by countryside whilst being conveniently close to main line train stations and motorway access.

The property is offered for sale with no onward chain

Accommodation spans across two floors and comprises a well appointed kitchen/dining room with French doors opening onto the garden and a modern kitchen complete with the following integrated appliances: fridge, oven, combo oven/microwave, dishwasher and induction hob, granite worktops and a breakfast bar, a sitting room with stunning original beams and inglenook fireplace, a utility room that has space for a freezer, tumble dryer and washing machine, and a W/C to the ground floor.

Upstairs on the first floor are two good sized bedrooms both of which have built in wardrobes, a separate walk-in wardrobe on the landing for further storage, and a fully tiled bathroom

Sitting Room
13'3" x 14'10" (4.04 x 4.54)



Kitchen
10'5" x 10'2" (3.2 x 3.1)



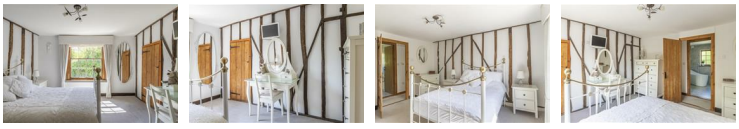
WC / Utility Room
5'9" x 10'11" + 5'6" x 2'7" (1.77 x 3.33 + 1.7 x 0.8)



Dining Room/Snug
9'2" x 19'6" (2.8 x 5.95)



Bedroom 1
11'10" x 12'8" (3.62 x 3.87)



Bathroom
7'6" x 9'10" (2.3 x 3)



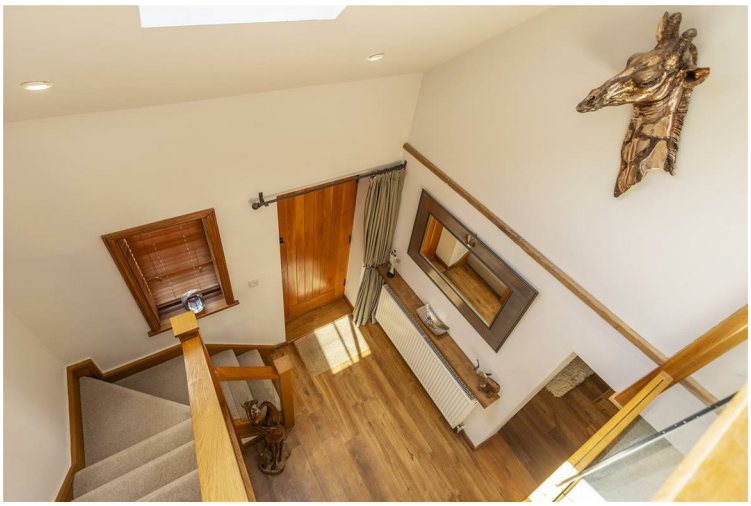
Bedroom 2
9'3" x 12'1" (2.83 x 3.7)



Landing



Staircase



Garden



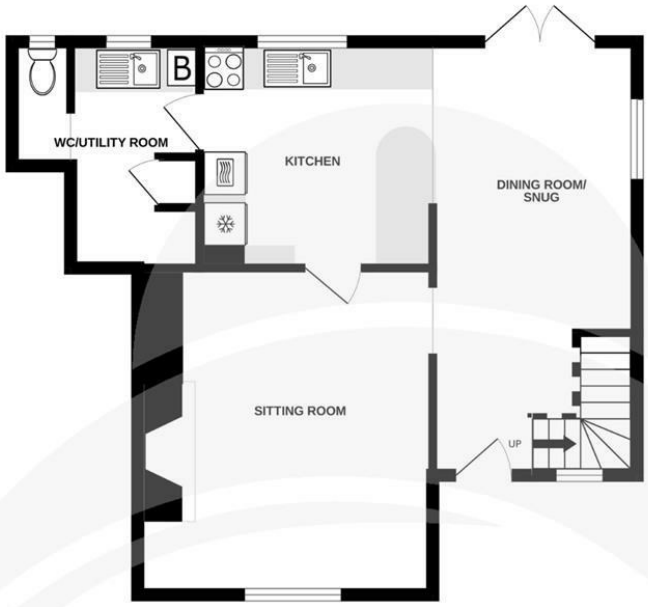
Garage



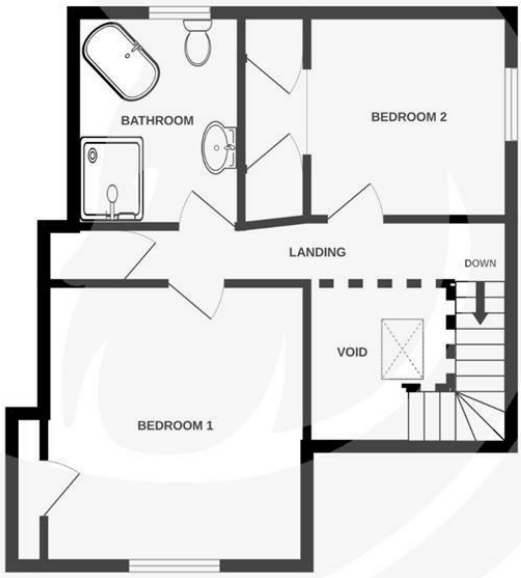
Driveway



GROUND FLOOR
49.2 sq.m. (530 sq.ft.) approx.

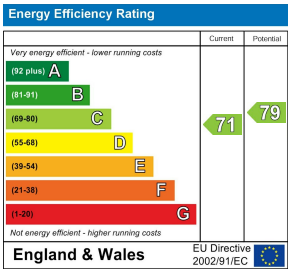


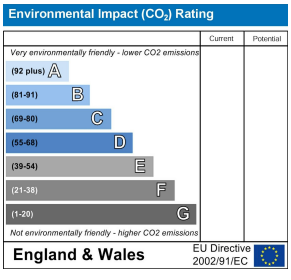
1ST FLOOR
43.7 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA : 92.9 sq.m. (1000 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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