



SAXON SHORE
— ESTATE AGENTS —



8 Ospringe Place, Faversham, ME13 8TB

Offers in excess of £925,000

Introducing this beautifully presented, four/five bedroom, detached house on Ospringe Place in Faversham. Located close to local amenities and good transport links, and within walking distance to the town centre and main line train station, in the catchment area for excellent local schools.

Accommodation spans across two floors and comprises an entrance hall, a spacious living room with a working wood burner that leads onto a family room and stunning sun room, a modern kitchen/breakfast room with integrated appliances, sky lights allowing in plenty of natural light, and doors that open onto the garden, a utility room, a large dining room formerly a billiards room with French doors that open onto the garden, a fifth bedroom currently used as a sitting room and a W/C to the ground floor.

Upstairs are three good sized bedrooms, one of which has fitted wardrobes and an ensuite shower room, a full bathroom with double sinks, separate shower and freestanding bath, and a generous master bedroom suite complete with fitted wardrobes and well appointed bathroom.

Entrance Hall



WC

Kitchen/ Breakfast Room
24'6" x 18'0" (7.47 x 5.51)



Dining Room
17'0" x 22'2" (5.2 x 6.76)



Living Room
17'3" x 14'2" (5.27 x 4.32)



Family Room
8'2" x 11'5" (2.5 x 3.5)



Sun Room
12'8" x 10'11" (3.88 x 3.33)



Sitting Room / Bedroom 5
9'0" x 17'1" (2.76 x 5.22)



Utility Room
17'0" x 6'5" (5.2 x 1.98)



Double Garage
17'0" x 22'7" (5.2 x 6.9)

Landing



Master Bedroom
13'0" x 17'2" (3.98 x 5.25)



Ensuite
10'4" x 8'5" (3.17 x 2.58)



Bedroom 2
17'3" x 13'6" (5.28 x 4.14)



Ensuite
6'0" x 6'5" (1.83 x 1.98)

Bedroom 3
15'1" x 10'0" (4.62 x 3.05)



Bedroom 4
9'0" x 11'5" (2.76 x 3.5)



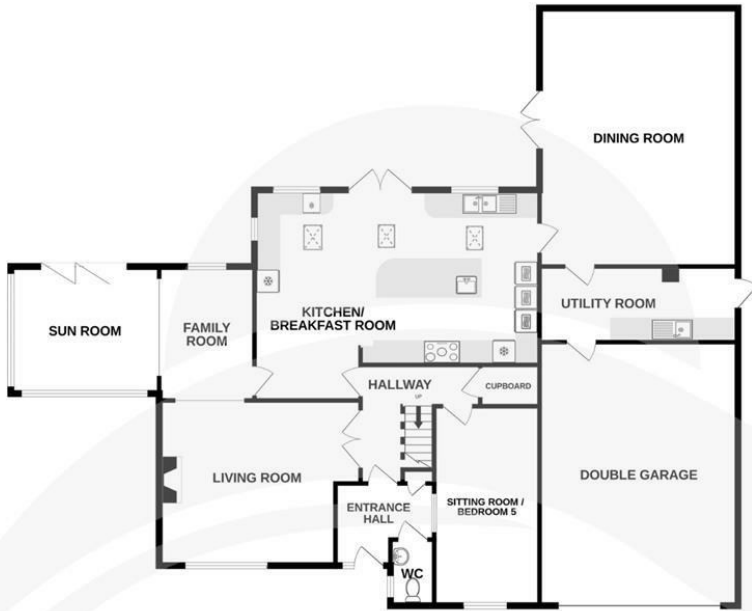
Bathroom
15'4" x 8'5" (4.69 x 2.58)



Garden



GROUND FLOOR
190.5 sq.m. (2051 sq.ft.) approx.



1ST FLOOR
109.2 sq.m. (1175 sq.ft.) approx.



TOTAL FLOOR AREA : 299.7 sq.m. (3226 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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