SAXON SHORE
ESTATE AGENTS

11 Church Hill School Mews Church Hill, Faversham, ME13 9JR
Offers in excess of £599,000

Introducing this immaculate, four bedroom townhouse in Hernhill, available for sale with no onward chain. This delightful, spacious and versatile property offers a perfect blend of comfort and modern living. It benefits from glorious uninterrupted views to the rear of the property, where sunsets cant be enjoyed year-round. Located in a popular village, with a green at its centre, surrounded by historic buildings including pretty St. Michael's church and a 16th Century country pub. The village also has a well regarded primary school and an active village hall. Hernhill is a popular, and accessible village set amongst open countryside, orchards and farmland making it a haven for walkers and riders. Though the village is set in a rural location, it's easily accessible and lies in between the towns of Faversham and Whitstable, and is just seven miles from Canterbury.

Accommodation spans across three floors and comprises an entrance hall, three good sized bedrooms, two of which have direct access to the garden, and a full bathroom to the ground floor.
Upstairs on the first floor is a W/C and the heart of the home, a welcoming open plan kitchen/dining/living room providing a warm and inviting atmosphere for relaxation and entertaining, with a balcony and stunning views of the surrounding countryside.

Entrance Hall

Lounge/ Dining Room / Kitchen
14'1" x 11'2" + 12'11" x 17'7" (4.3 x 3.42 + 3.94 x 5.36)

Balcony

WC
3'3" x 5'1" (1 x 1.55)

Landing

Master Bedroom
17'7" x 12'11" (5.36 x 3.96)

Walk In Wardrobe
7'7" x 7'10" (2.33 x 2.4)

Bathroom
11'2" x 9'1" (3.42 x 2.77)

Bedroom 2
11'2" x 11'5" (3.42 x 3.48)

Bathroom
5'5" x 6'3" (1.67 x 1.93)

Bedroom 3
11'7" x 9'11" (3.55 x 3.04)

Bedroom 4
11'7" x 8'0" (3.55 x 2.44)

Garden

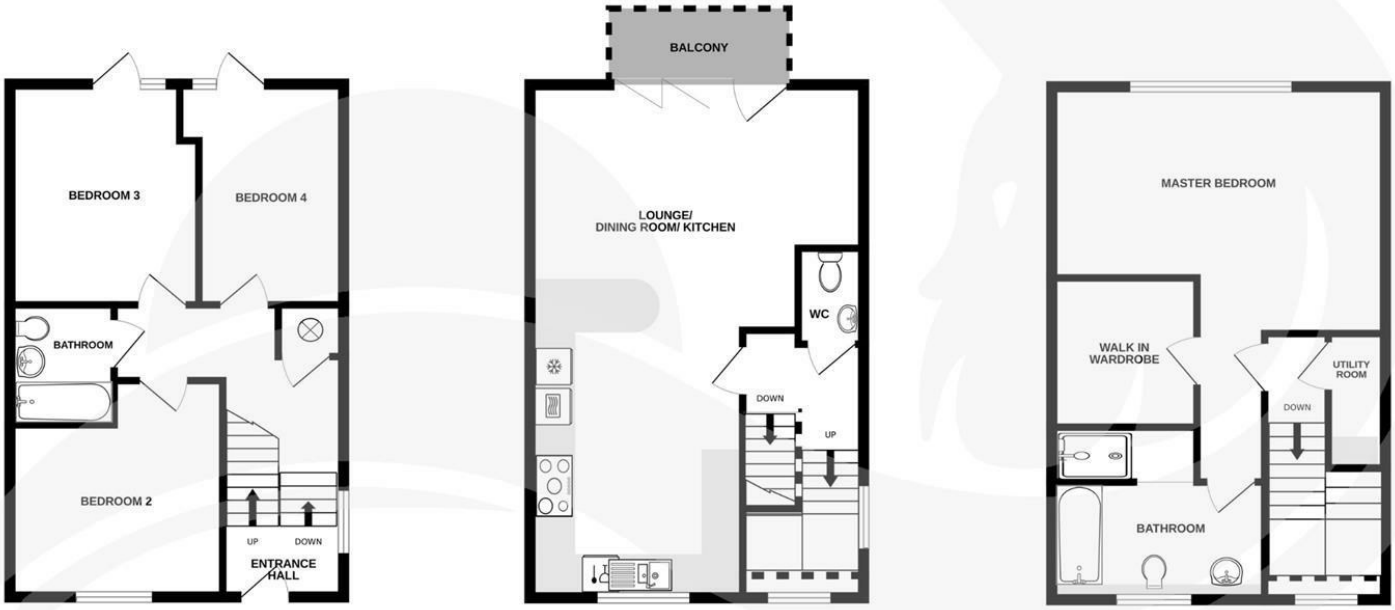
Gated Parking

View

GROUND FLOOR
44.2 sq.m. (476 sq.ft.) approx.

1ST FLOOR
44.2 sq.m. (476 sq.ft.) approx.

2ND FLOOR
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA : 132.6 sq.m. (1427 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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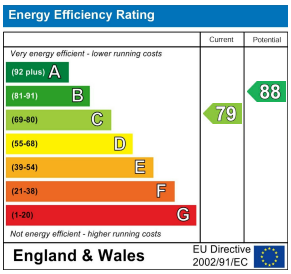

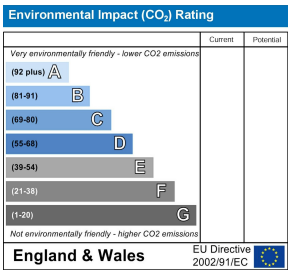

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