



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



7, Weatherall Close, Dunkirk, Faversham, ME13 9UL

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## 7, Weatherall Close, Dunkirk, Faversham, ME13 9UL

- Striking Detached Family Residence
- Almost 1900 Sq.ft Of Versatile Accommodation
- Four Bedrooms & Two Bathrooms
- Recently Installed Kitchen & Utility Room
- Two Receptions Both With Garden Doors
- South Facing Fully Landscaped Rear Garden
- Integral Double Garage – Partially Converted
- Central To Faversham & The City Of Canterbury

### SITUATION:

The property is situated in the popular village of Dunkirk. It is approximately three miles east of Faversham and five miles west of Canterbury. Dunkirk has a new village hall, two garden centres, a farm shop, and the Red Lion public house.

Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high-speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent traders as well as well-known brands and three times a week the town has a bustling market. The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema, and a large recreation ground.

The cathedral city of Canterbury offers an even wider array of shopping, leisure, and educational amenities, including a selection of state and private schools, three universities, the White Friars Shopping Centre, the Marlowe theatre and two hospitals. The seaside town of Whitstable is just 6 miles away and famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities



#### DESCRIPTION:

A striking detached four-bedroom residence, built in 2000, forming part of an exclusive small development in Weatherall Close, which also benefits from a shared fruit orchard. Offering almost 1,900 sq. ft. of spacious and versatile accommodation, the property includes an integral garage, which has been partially converted to enhance the ground-floor living space. The property has been significantly enhanced by the current owners, who have tastefully improved it throughout whilst reconfiguring the ground-floor accommodation.

Occupying a desirable position within Weatherall Close, the property enjoys a south-facing rear garden and ample parking to the front. Situated in the village of Dunkirk, the property offers excellent access to the cathedral city of Canterbury, combining a peaceful residential setting with convenient connectivity. The house presents an attractive traditional brick façade, complemented by a pitched tiled roof and charming dormer

windows that provide both character and symmetry. A double garage with white doors sits to the right, alongside a neatly maintained driveway and a landscaped front garden with a variety of shrubs and young trees.

The front door opens into a welcoming and spacious entrance hall, complete with a cloakroom and stairs rising to the first floor. To the left, a dual-aspect sitting room features an attractive fireplace, wood flooring throughout, and French doors opening onto the rear garden. To the right, the kitchen has been opened up to form an impressive kitchen/breakfast room, fitted with a fully integrated kitchen and a range of cabinets providing ample storage. Bespoke units create a stylish media area, whilst a well-appointed utility room offers space for laundry appliances and provides direct access to the garage.

The ground floor is completed by an elegant dining room, also benefitting from French

doors that lead directly onto the south-facing garden. On the first floor, there are four well-proportioned bedrooms and a modern family bathroom. The principal bedroom is particularly generous, featuring an extensive range of fitted wardrobes and an en-suite shower room.

#### OUTSIDE:

Number seven is tucked away within the close and benefits from ample parking in front of the garage. The front garden is well maintained and mainly laid to lawn.

The south-facing rear garden has been beautifully landscaped and thoughtfully planted with colourful borders, young trees, and established shrubs. A patio wraps around the house, accessible via the French doors from the reception rooms, while the remainder of the garden is predominantly laid to lawn, creating an ideal space for both relaxation and entertaining.

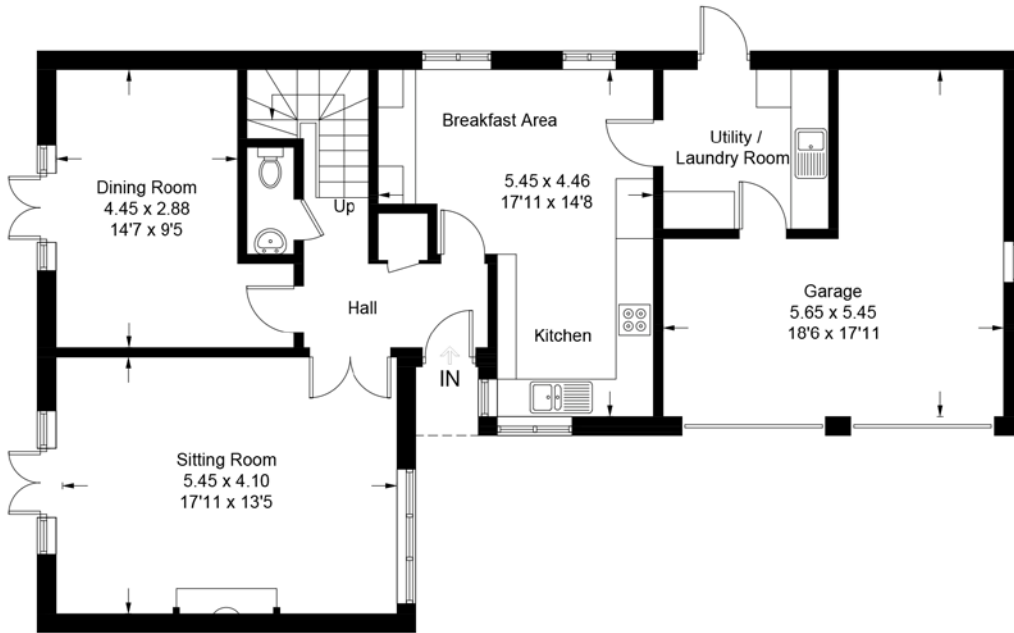




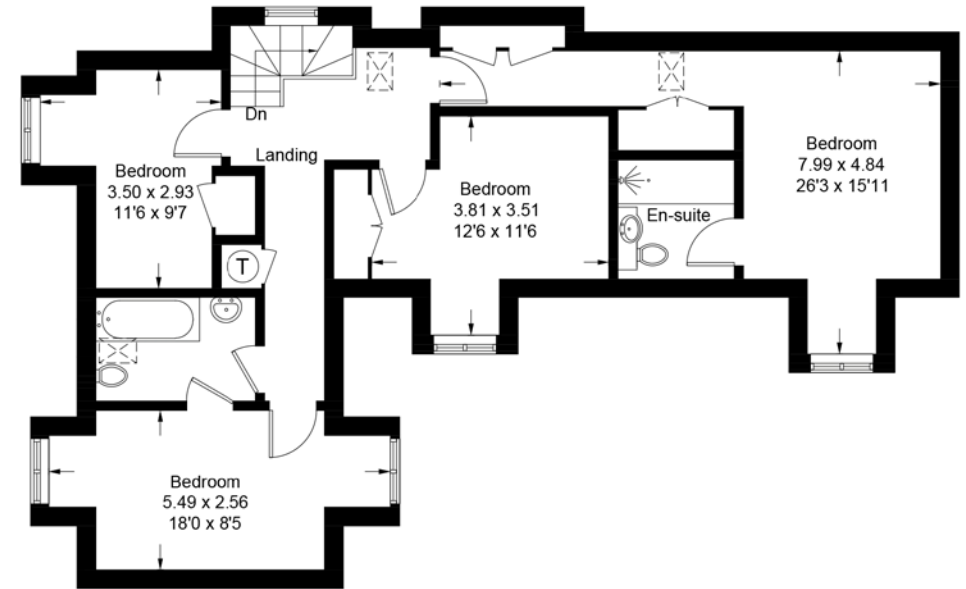








**Ground Floor - 100.1 sq m / 1077 sq ft  
(Including Garage)**



**First Floor - 72.7 sq m / 782 sq ft**



TOTAL FLOOR AREA: 1859 sq. ft (172 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
All services are mains connected  
£180 per year management fees

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

