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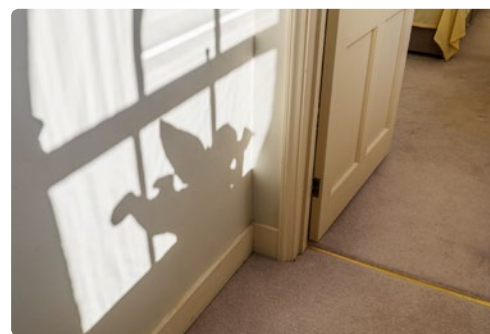
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7, Bedlington Square, Faversham, ME13 7BA

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Leasehold



7, Bedlington Square, Faversham, ME13 7BA

- Enchanting Grade II Listed Residence
- Set Within A Sought After Gated Mews
- Largest Property Within The Square
- Over 1100 Sq.Ft Of Accommodation
- Large Living Room With Wood Burning Stove
- Charming Kitchen Breakfast Room
- Private Courtyard Garden & Allocated Parking
- Moments From The Market Square & Station

SITUATION:

Faversham boasts a heritage rich in nautical and brewing traditions. This historic market town is home to over 400 listed buildings, many of which now house an eclectic mix of independent shops, traditional pubs, wine bars, restaurants and cafés lining its attractive cobbled high street and lively market square. In recent years, Faversham has enjoyed a true renaissance, driven by a flourishing and engaged community and an ever-growing cultural calendar.

Highlights include the much-loved Faversham Hop Festival, which celebrates the town's deep-rooted brewing heritage each autumn, as well as Faversham Literary Festival, bringing authors, talks and creative workshops to the town. Alongside these, a vibrant music scene has emerged, with regular live performances spanning folk, jazz and contemporary acts in local venues, pubs and open-air settings, adding to the town's lively and creative atmosphere. Theatre productions, including

Shakespeare performances, and popular comedy nights further enrich the cultural offering. Leisure pursuits can be enjoyed at the town's swimming pools, historic cinema, museum, and the renowned Shepherd Neame Brewery, Britain's oldest brewer.

A short walk along medieval streets from Bedlington Square brings you to Standard Quay on Faversham Creek. Here, visitors can browse antiques, organic goods and handmade crafts, or unwind in waterside wine bars and restaurants while taking in the characterful setting of this atmospheric 17th-century quay, complete with moored barges and boats. Faversham benefits from a mainline railway station with regular services to London Victoria, Cannon Street and Charing Cross, as well as a high-speed connection to London St Pancras. The nearby M2 motorway also provides excellent road access to the capital. The town offers a strong selection of schools, including the highly regarded Queen Elizabeth's Grammar School.



DESCRIPTION: An enchanting gated Grade II listed residence, discreetly tucked away in the heart of Faversham's historic market town, Number 7 Bedlington Square is a distinctive home flourishing in period features, offering over 1,100 sq.ft of accommodation, allocated off-road parking and a private courtyard garden. The largest property within this attractive converted mews development, it offers three generously proportioned bedrooms, with further exciting potential to create an additional 400 sq.ft of usable space within the substantial loft, subject to planning and the necessary consents (STPC).

Faversham is one of Kent's most historic market towns, with its market recorded in the Domesday Book of 1086. Bedlington Square enjoys a tucked-away setting within the historic town centre, moments from the bustling Market Place and its array of independent shops, cafés, pubs and restaurants.

The property retains an abundance of character, with elegant arched sash windows,

traditional timber detailing and an inviting open fireplace incorporating a wood-burning stove. Its whitewashed rendered façade and attractive blue front door create a charming first impression.

The spacious entrance hallway incorporates a convenient cloakroom and staircase to the first floor. The principal reception room is a welcoming space, centred around the characterful fireplace and wood-burning stove, whilst the kitchen breakfast room provides a sociable setting for everyday dining. Fitted with an array of units and a selection of appliances, the kitchen offers scope for a new owner to introduce their own style. The first floor accommodates three generously proportioned bedrooms.

The principal bedroom benefits from fitted wardrobes and en-suite facilities, whilst the guest bedroom also enjoys an en-suite shower room, thoughtfully incorporating a useful linen cupboard. The third bedroom offers flexibility as a small bedroom, alternatively hobby room or home working.

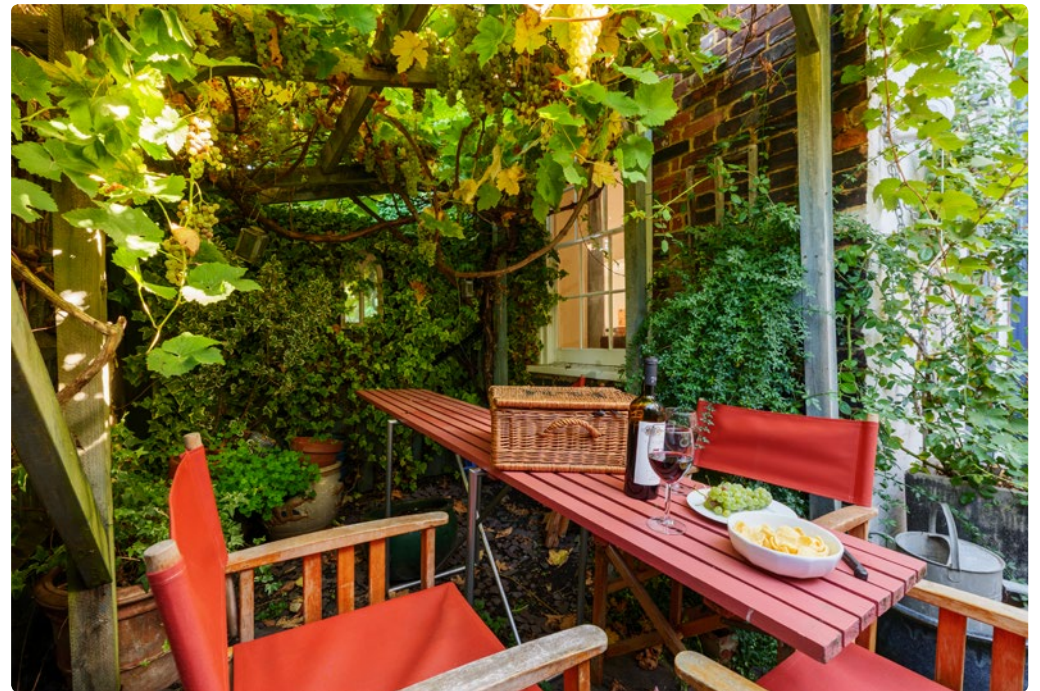
A particularly exciting feature is the substantial loft, extending approximately 40 feet across the full footprint of the property. Currently providing excellent storage, it offers huge potential to create a further 400 sq.ft of usable accommodation, subject to the necessary consents (STPC).

OUTSIDE: The development is approached through gated access, creating a peaceful and secluded setting in the heart of town. Number 7 benefits from allocated off-road parking, a valuable asset in this central location, alongside communal seating areas to the front. To the rear, the private courtyard garden provides an intimate outdoor retreat, with side access and a charming shaded alfresco area beneath established grape vines. Mature planting lends privacy and character, creating a lovely setting for summer dining and relaxing outdoors.

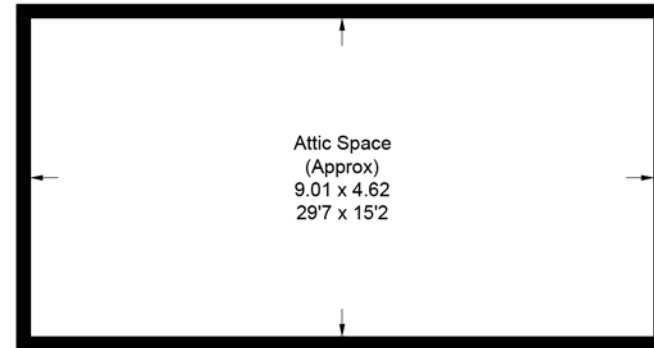
AGENTS NOTE: Leasehold 999 years from January 1999. £840 Annual service charge which includes buildings insurance. External painting is not included.



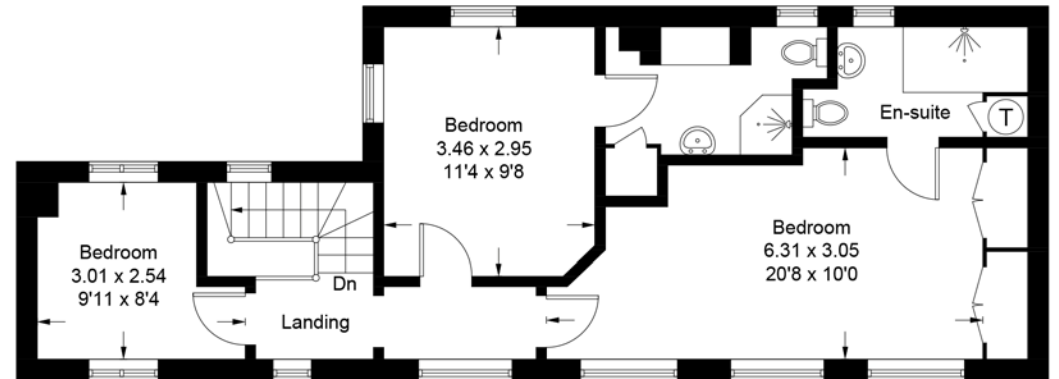
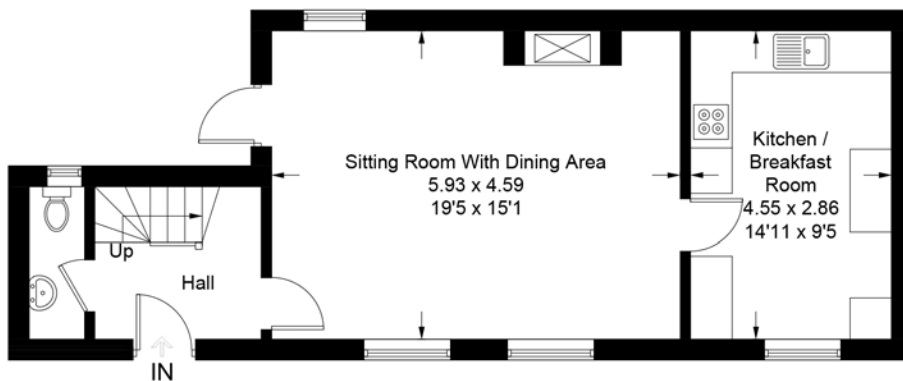








Attic Space (Approx) - 41.4 sq m / 446 sq ft



TOTAL FLOOR AREA: 1578 sq. ft (146 sq. m)
HOUSE: 1132 sq. ft (105 sq. m)
ATTIC: 446 sq. ft (41 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected
971 years remaining on lease

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

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