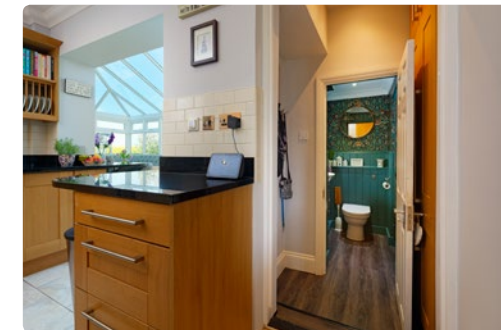




Freehold



## 4, Cherry Drive, Luddenham, Faversham, ME13 0TG

- A Beautifully Presented Semi Detached Cottage
- Open Plan Kitchen Dining Area
- Multiple Receptions With Open Fireplaces
- Fine Décor & Bespoke Joinery
- Four Bedrooms & Luxury Bathroom
- Far Reaching Views Of Rolling Countryside
- Set Within 0.20 Acres Of Grounds
- Gated Driveway & Double Garage

### SITUATION:

The peaceful and widespread hamlet of Luddenham is situated about two miles north of the bustling market town of Faversham. The hamlet is served by a good local primary school, and the Grade I Listed Church of St. Mary. The surrounding area has numerous footpaths and is ideal for those who enjoy rambling and the great outdoors.

The creek side hamlet of Conyer (approx. three miles) has a good public house which serves hot food and there are an abundance of walks around the marina. Oare is within walking distance and also has a marina and two public houses, The Three Mariners and The Castle. Oare Marshes are an internationally important nature reserve and ideal for those who enjoy birdwatching as they play host to a variety of species of migrating birds.

The nearby market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square.

The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School.

Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London and the Cathedral City of Canterbury.



A beautifully presented four-bedroom former farm worker's cottage, built in the 1950s and set within 0.20 acres of well-maintained grounds. Occupying a stunning rural position on the edge of Luddenham village, the property enjoys far-reaching views across unspoilt countryside.

Extending to around 1,400 sq ft, the home has been significantly improved by the current owners, who have thoughtfully enhanced both the layout and aesthetic to create a superb family home.



The attractive, symmetrical façade features exposed brickwork and a central, protruding porch, framed by white-painted windows. Set back from the road behind a charming picket fence, the driveway leads to the front door, opening into a spacious entrance hall with oak flooring and stairs rising to the first floor.

To the left, a charming sitting room centres around an open fireplace set on a granite hearth with an ornate mantel, creating a cosy and inviting space. French doors lead through

to the conservatory. To the right of the hallway, an open-plan living space has been carefully designed to create a relaxed and versatile environment. A front-facing seating area, ideal for morning coffee, enjoys views over the garden via French doors and features a wood-burning stove set within an exposed brick chimney breast. To the rear, a snug area with exposed panelling overlooks the garden, offering a more intimate retreat.

The kitchen is fitted with a range of wall and base units, finished with granite worktops and metro-style tiled splashbacks. Integrated appliances are complemented by a central range cooker, while a breakfast bar connects the kitchen to the conservatory, currently used as a dining area. The ground floor is completed by an elegantly styled cloakroom, featuring decorative panelling and complementary William Morris-inspired wallpaper.

Upstairs, there are four bedrooms and a well-appointed family bathroom, comprising a slipper bathtub and a separate shower with

contemporary black fittings. The principal bedroom is dual aspect and benefits from bespoke cabinetry built around the bed, maximising both space and storage.

#### OUTSIDE:

Set within 0.20 acres, the property is approached via a gated driveway providing parking for multiple vehicles and leading to a double garage, which offers excellent potential for conversion, subject to the necessary consents, and could be utilised as an annexe.

The front garden is fully enclosed and features a generous lawn alongside a large patio area, allowing it to be enjoyed as much as the rear garden.

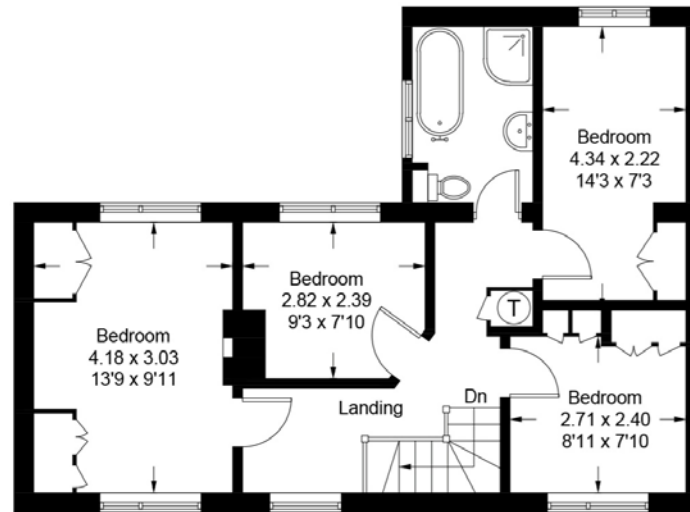
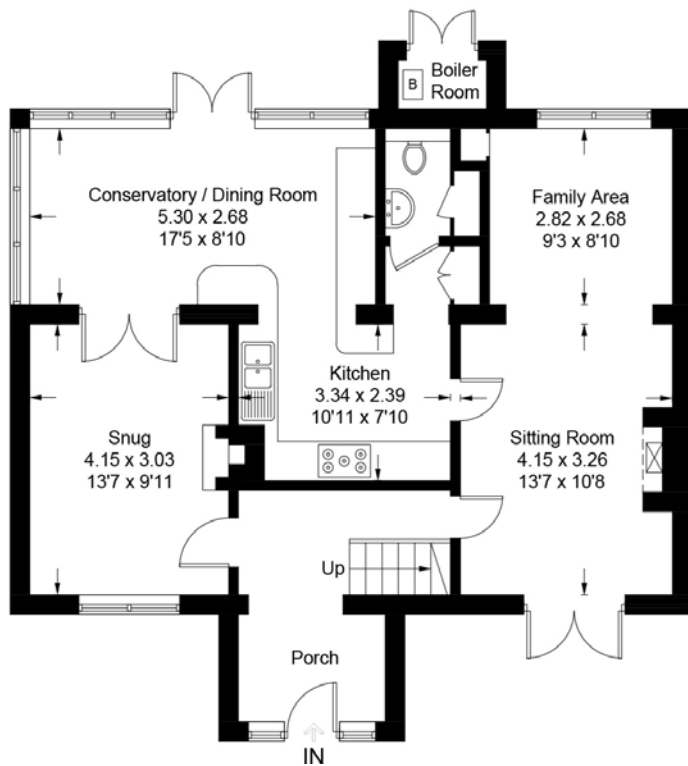
To the rear, a further patio accessed from the conservatory provides ample space for al fresco dining. The remainder of the garden is predominantly laid to lawn, bordered by mature natural hedging, with a garden shed positioned in the far corner.



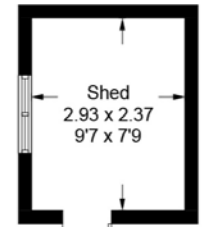






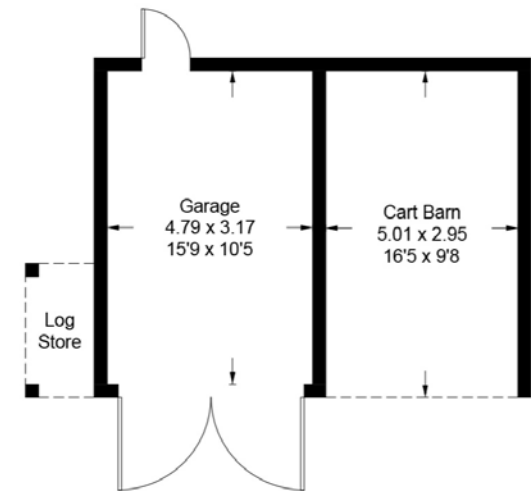


**First Floor - 54.1 sq m / 582 sq ft**



(Not Shown In Actual Location / Orientation)

**Outbuildings**



(Not Shown In Actual Location / Orientation)



TOTAL FLOOR AREA: 1802 sq. ft (167.5 sq. m)  
 HOUSE: 1393 sq. ft (129.5 sq. m)  
 OUTBUILDINGS: 409 sq. ft (38 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 D



GENERAL INFORMATION  
 Private Drainage & Oil Fuelled Heating

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

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