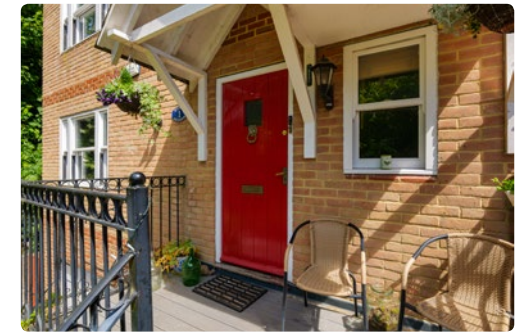
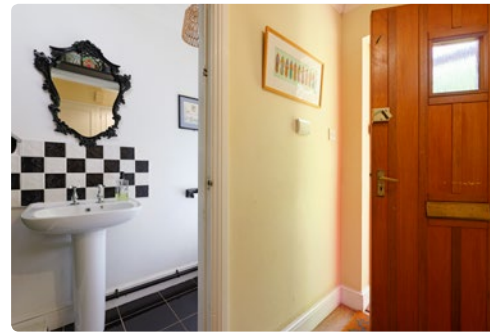




Freehold



1, Hidden Meadow, St. Anns Road, Faversham, ME13 8FA

- Substantial Detached Family Home
- Six Bedrooms & Three Bathrooms
- Versatile Accommodation Set Over Three Floors
- Over 2300 Sq.Ft Of Space
- Dining Room With Balcony Access
- Ground Floor Self Contained Annexe
- Peaceful & Private Garden
- Secluded Location Close To The Town Centre

SITUATION:

The charming 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 a swimming pool, a cinema, a museum and numerous pubs and restaurants. The quay has become a popular location for evening drinks and weekend meandering, with a wine bar and the popular Papa Bianco's which is perfect for watching the sunset whilst enjoying live music, pizza, and cocktails.

Macknade is just a fifteen minute walk away and has a vibrant food hall and café set on a historic farm, offering fresh local produce, a renowned deli, butcher, and artisan groceries, alongside a welcoming café space. The site also hosts a range of independent businesses including sauna, fitness studio, and a local vets, making it a unique community hub for food, wellness, and animal care.

It has a good selection of primary schools and two secondary schools, one of which is 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.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, 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 and is 8 miles away.



A substantial six-bedroom detached townhouse, enviably positioned within a highly desirable yet wonderfully secluded setting in the heart of Faversham. Built in the early 2000s and lovingly retained by the same family ever since, the property has evolved seamlessly alongside family life, with a series of thoughtful enhancements creating a highly versatile and adaptable home. Notably, these improvements include the addition of a self-contained ground-floor annexe, ideal for multi-generational living or guest accommodation. In total, the property extends to over 2,300 sq.ft., including an integral garage.



The attractive façade is arranged over three floors and combines warm stock brick elevations with crisp white-framed windows, all set beneath a steeply pitched roof and approached via an elevated entrance staircase that enhances the home's commanding presence.

The front door opens onto the first floor, where a spacious entrance hall provides

access to both the upper and lower levels. A cloakroom/WC is positioned to one side, whilst French doors open into the impressive dual-aspect sitting room, complete with contemporary shutters, elegant corning, and a decorative ceiling rose. A further set of French doors connects the sitting room to the dining room, allowing the spaces to flow openly for entertaining or remain separate when desired.

The dining room opens directly onto a generous extended balcony overlooking the garden, whilst the adjacent kitchen is fitted with an extensive range of wall and base units surrounding the main appliances.

The upper floor comprises four well-proportioned bedrooms together with a well-appointed family bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room.

The ground floor, which can be accessed independently or via the main house, offers exceptional flexibility and is currently

configured as a self-contained annexe. This area includes two further bedrooms, a shower room, extensive storage, and a utility area, making it ideal for multigenerational living, guest accommodation, or teenagers seeking their own independent space. The integral garage offers a vast amount of storage and works well as a workshop or home gym.

OUTSIDE:

The rear garden is one of the largest within Hidden Meadow and enjoys an exceptional degree of privacy and tranquillity, enclosed by mature trees and secure fencing. A patio seating area positioned beneath a pergola creates an ideal setting for outdoor entertaining, whilst a spiral staircase links the balcony directly to the garden below. The garden is predominantly laid to lawn and complemented by colourful planted borders and raised beds. To the front of the property there is off-road parking for several vehicles in addition to the integral garage, together with further visitor parking nearby.











TOTAL FLOOR AREA: 2300 sq. ft (213 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected
£500 a year charge for this small development

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

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