



Connells

Clark House South Road
Faversham

Clark House South Road Faversham ME13 7LX

for sale guide price
£700,000



An exceptional five-bedroom detached residence occupying a prestigious position on one of Faversham's most desirable roads, combining elegant Georgian-inspired architecture with outstanding contemporary living across three beautifully appointed floors.

Built in 2020 and extending to over 1,800 sq ft, Clark House offers a rare opportunity to acquire a substantial family home finished to an exceptional standard throughout. Behind its striking heritage brick façade and symmetrical Georgian styling lies a thoughtfully designed home perfectly suited for modern family life.

At the heart of the home is an impressive open-plan kitchen, dining and family room featuring quartz worktops, integrated appliances, a central island and bi-fold doors opening onto a sunny south-facing garden. Two additional reception rooms provide flexible accommodation, ideal for a formal lounge, snug, playroom or home office.

The accommodation includes five well-proportioned bedrooms and three bathrooms, including a luxurious principal suite. A versatile lower ground floor annexe with kitchenette and shower facilities offers excellent potential for multi-generational living, guest accommodation or independent workspace.

South Road is widely regarded as one of Faversham's premier residential addresses, situated within easy walking distance of the historic town centre and mainline railway station.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor Accommodation

Entrance Hall

Study

Reception Room

Cloakroom

Open Plan Kitchen/Living Space

First Floor Landing

Bedroom One

En Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Basement Accommodation

Bedroom

Utility Room

Cloakroom

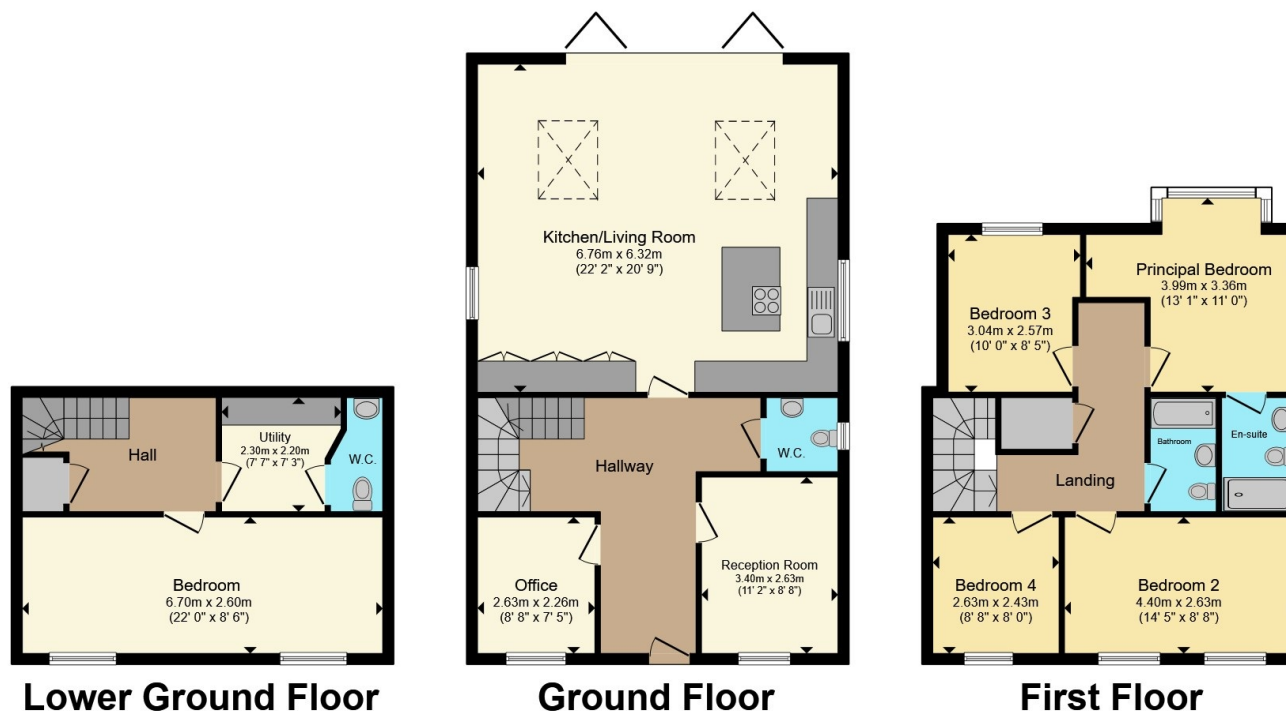
Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 169.1 m² (1,821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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7 Market Place
 FAVERSHAM ME13 7AG

EPC Rating: A Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/FAV103550



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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