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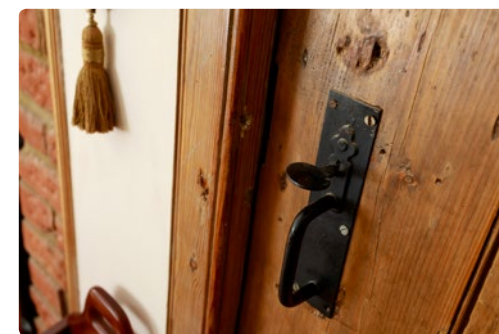
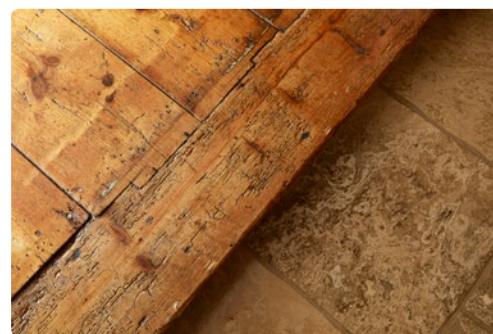
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Hansletts Bungalow, Hansletts Lane, Ospringe ME13 0RN

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Hansletts Bungalow, Hansletts Lane, Ospringe ME13 0RN

- Charming Detached Single Storey Period Residence
- Set Within 0.49 Acres Of Grounds
- Beautifully Appointed Interior
- Many Delightful Period Features
- Three Bedrooms Plus Useful Basement Room
- Light, Open Plan Living Spaces
- Beautiful Gardens & A Small Paddock
- Lovely Rural Setting With Exceptional Views

SITUATION:

Hansletts Bungalow enjoys an exceptional rural setting, around a mile from the village of Ospringe and less than three miles from the bustling market town of Faversham. The property is surrounded by paddocks and orchards and enjoys fine views over the surrounding countryside. The village of Ospringe is located on the edge of the Kent Downs. The centre of the market town of Faversham is about two miles away and the cathedral city of Canterbury approximately twelve miles. The village has a well regarded Church of England primary school and the local church is St. Peter and St. Paul.

The parish encompasses nine hamlets, the major one being Painters Forstal, which is home to Lorenden Preparatory School. It is part of an Area of Outstanding Natural Beauty and has several conservation areas as well as roadside nature conservancy areas within its boundary. Mixed agriculture is the main activity of the area and there are still some

hop gardens in use.

The charming market town of Faversham nestles between the rural beauty of the rolling downs and the sweeping flatlands of the North Kent marshes. 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 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 which is approximately 48 miles, the Cathedral City of Canterbury (approx. 9 miles away) and the Kent coast.



DESCRIPTION:

A charming detached period residence, set within a generous plot of just under half an acre, in an exceptional rural setting surrounded by paddocks and farmland, yet less than three miles from the bustling market town of Faversham.

We believe that parts of Hansletts Bungalow are timber framed and date back to the nineteenth century, however the property has subsequently seen numerous later additions and now offers characterful and particularly well appointed accommodation over one floor.

The front door opens into a light and airy central entrance hallway, with traditional latch-key doors which lead to three double bedrooms and the family bathroom.

This has been beautifully refitted with stone effect ceramic wall and floor tiles, a gorgeous free standing slipper bath and under floor heating.

The master bedroom is to the front of the property and is an especially good size double room, whilst the second bedroom has built in wardrobe and an equally well appointed en suite shower room.

The living accommodation occupies the oldest part of the property, and is comprised of a wonderfully light and airy, open plan kitchen, dining room and sitting room.

The kitchen has been fitted with a good range of traditionally styled wall and floor units, set around wood block work surfaces, a Belfast style sink, a pantry and a natural stone floor with under floor heating.

The kitchen opens into a dual aspect dining room with lovely old exposed floorboards and a set of double glazed French doors which open onto the patio and garden.

An exposed brick chimney breast with a double sided wood burning stove creates a

natural divide between the dining room and a cosy sitting room with another set of double glazed French doors to the garden.

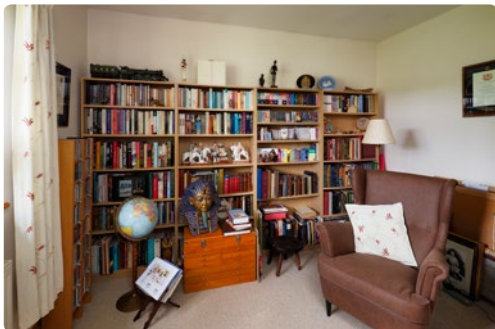
The accommodation is completed by a useful basement room with a high level window, which provides an extra room offering a range of potential uses.

OUTSIDE:

The property sits within a generous plot of just under half an acre of beautifully planted grounds, and backs onto paddocks and farmland.

The property is approached via a gravelled driveway which provides parking for numerous vehicles and leads to a detached, brick built garage.

This has power and light connected and has eaves storage beneath a pitched and tiled roof.





The garden is split into various sections, with a completely private and secluded lawn and seating area to the right of the property, with an exceptionally well stocked bed filled with a variety of colourful flowers and mature shrubs.

To the left of the property, there is a paved patio area adjacent to the property and a well manicured lawn with another beautifully planted and well stocked flowerbed.

A good selection of mature trees (including apple and cherry trees) form an attractive boundary between the gardens and a small paddock.

This is good, level ground and is predominantly enclosed by post and rail fencing.

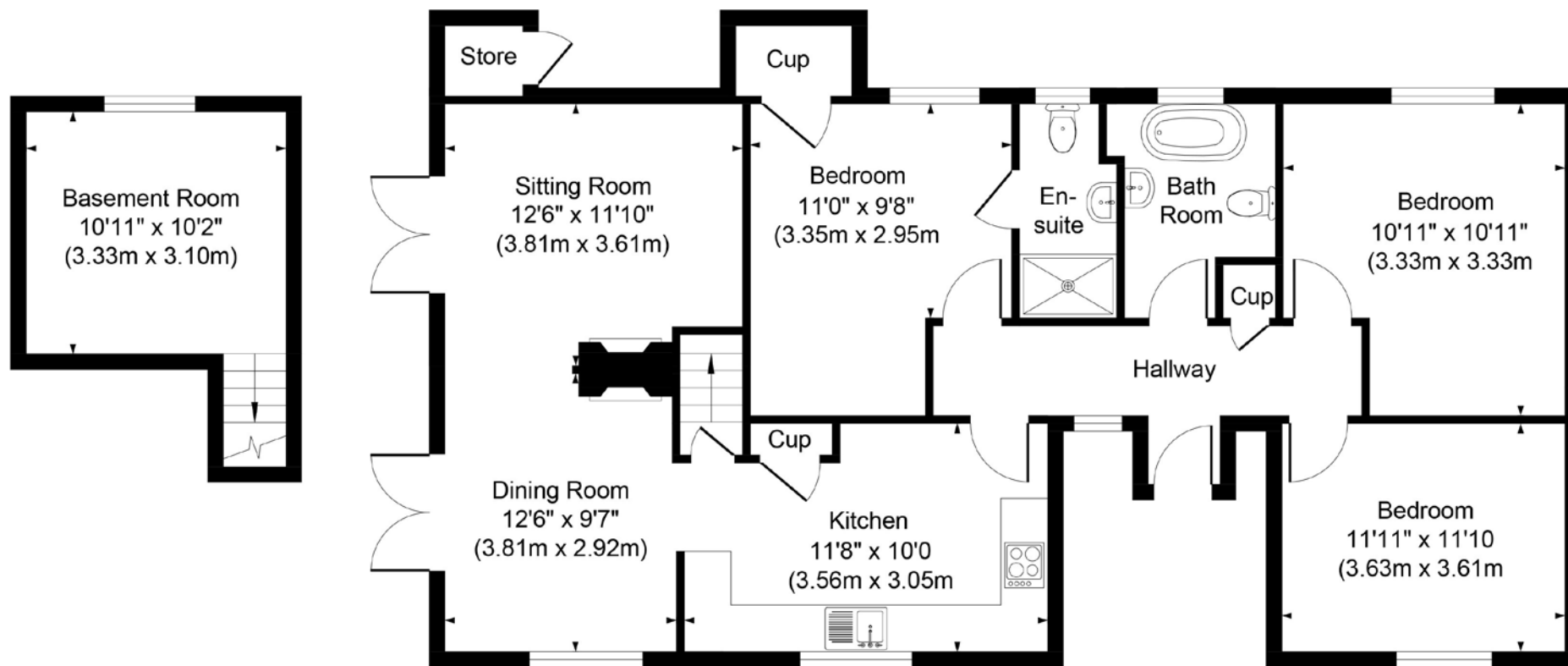
Across the rear of the bungalow, there is a gravelled area with a useful woodstore, a store for the LPG canisters and some raised beds.

The whole gardens and grounds have been very well maintained and provide a beautiful backdrop to this charming property.









Basement

Ground Floor



TOTAL FLOOR AREA:
1111 sq. ft (103 sq. m)



EPC RATING
F



COUNCIL TAX BAND
D



GENERAL INFORMATION
The property is served by LPG fired central heating and modernised private drainage.

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