



SAXON SHORE
— ESTATE AGENTS —



The Cottage Horselees Road, Faversham, ME13 9TQ

Offers in excess of £325,000

Hidden in a tranquil lane on Horselees Road, in the picturesque village of Boughton-Under-Blean, Faversham, this charming semi-detached cottage offers a delightful retreat from the hustle and bustle of everyday life. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful abode.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and character, providing an ideal space for relaxation or entertaining guests. The cottage features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the pretty garden, which offers a serene outdoor space to enjoy the beauty of nature. Whether you wish to cultivate your own plants or simply unwind with a book, this garden is sure to become a cherished part of your home.

Additionally, the property benefits from off-road parking on the driveway, providing ease and security for your vehicle.

Kitchen
9'11" x 11'0" (3.03 x 3.37)



Dining Room
11'0" x 11'11" (3.36 x 3.65)



Sitting Room
10'11" x 11'11" (3.35 x 3.65)



Bathroom
5'11" x 5'3" (1.81 x 1.62)



WC
5'7" x 2'5" (1.72 x 0.75)



Bedroom 1
10'11" x 11'11" (3.35 x 3.65)



Bedroom 2
11'0" x 11'11" (3.36 x 3.65)



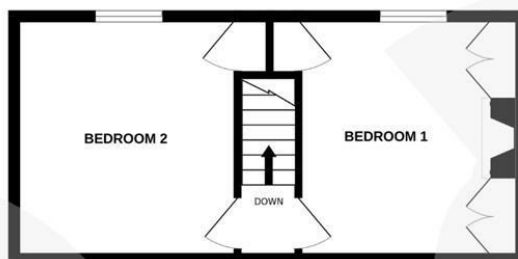
Garden



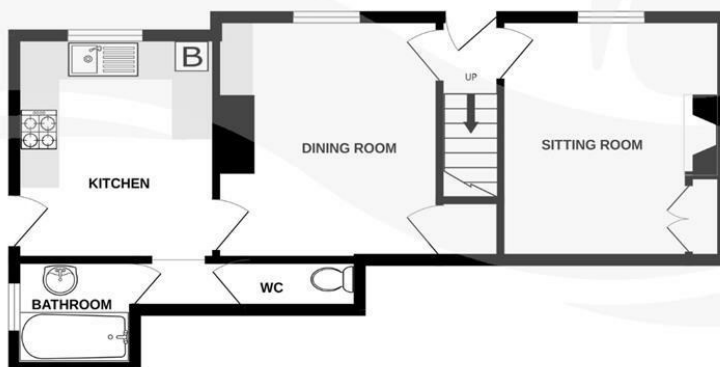
Driveway



1ST FLOOR
27.2 sq.m. (293 sq.ft.) approx.



GROUND FLOOR
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA: 69.5 sq.m. (748 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		54	87
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ

Tel: 01795 533577

info@saxonshore.co.uk

www.saxonshore.uk



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