CHRISTOPHER HODGSON









Faversham

£400,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Faversham

16 Wells Way, Faversham, Kent, ME13 7QW

A beautifully presented semi-detached family home enjoying a favourable position within this highly desirable market town. The property is conveniently situated on the western side of Faversham, within easy reach of the town centre, a wide range of shops and amenities, highly regarded schools and Faversham mainline railway station, offering regular high-speed services to London St Pancras.

The bright, spacious and well-appointed accommodation is arranged over two floors and comprises an entrance porch, entrance hall, sitting room and a superb open-plan kitchen/dining room, providing an ideal space for both everyday family life and entertaining, together with a cloakroom. To the first floor are three bedrooms and a contemporary family bathroom.

Outside, the rear garden extends to approximately 41ft (12m) and has been attractively landscaped with ease of maintenance in mind, whilst a driveway to the front of the property provides off-street parking and access to the detached garage.







LOCATION
Wells Way is a much sought after position on the West side of the historic medieval market town of Faversham. The town offers an interesting mix of individual shops, restaurants, highly regarded schools, the Shepherd Neame brewery, which is Britain's oldest brewer, good local amenities and three weekly markets held on a Tuesday, Friday and Saturday. Canterbury (approximately 9.5 miles) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Mainline railway services are available at Faversham station, with the High Speed Javelin service providing fast and frequent access to London St Pancras with a journey time of approximately 63 minutes as well as services to London Victoria with a journey time of approximately 75 minutes, London Bridge, approximately 67 minutes and London Cannon Street, approximately 75 minutes. Communication links are excellent with access to the A299, A2, M2 and subsequent motorway networks.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch 3'1" x 6'5" (0.94m x 1.96m)
- Entrance Hall 12'5" x 6'5" (3.78m x 1.96m)
- Sitting Room 12'5" x 11'6" (3.78m x 3.50m)
- Kitchen/Dining Room 17'1" x 18'3" (5.20m x 5.55m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'3" x 10'6" (3.73m x 3.20m)
- Bedroom 2 10'1" x 9'7" (3.08m x 2.92m)
- Bedroom 3 8'11" x 7'5" (2.71m x 2.25m)
- Bathroom 6'5" x 6'3" (1.96m x 1.91m)

OUTSIDE











• Garden 41' x 29' (12.50m x 8.84m)

• Detached Garage 18'3" x 9'0" (5.55m x 2.75m)

Ground Floor

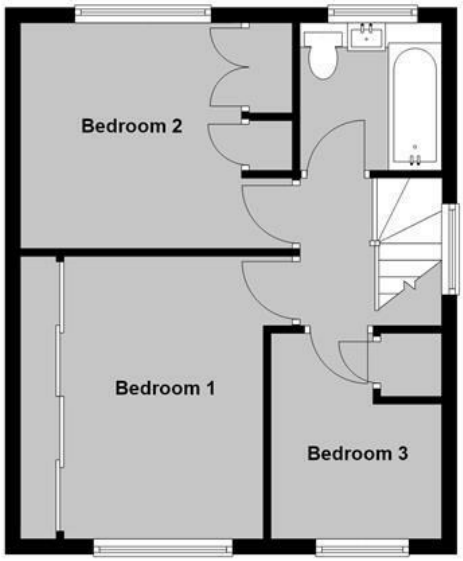
Main area: approx. 52.4 sq. metres (564.4 sq. feet)

Plus garages, approx. 15.3 sq. metres (164.3 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)

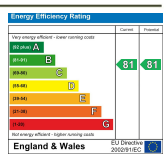


Main area: Approx. 90.3 sq. metres (972.3 sq. feet)

Plus garages, approx. 15.3 sq. metres (164.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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