



CHRISTOPHER HODGSON

Faversham

11 St. Ann's Road, Faversham, Kent, ME13 8RH

Freehold

A significantly extended and remodelled Victorian house on one of Faversham's most sought-after roads, within close proximity of the historic town centre and only half a mile from Faversham station, providing direct high-speed services to London St Pancras.

This characterful period house, built circa 1890, retains much period detail and benefits from high ceilings. The property has been the subject of extensive refurbishment throughout with the use of high-quality materials and bespoke joinery, and now provides bright, spacious and beautifully presented accommodation arranged over three floors.

The ground floor is arranged to provide an entrance hall, a sitting room open plan to a dining room, and a contemporary kitchen/breakfast room with full height sliding doors opening to the garden. To the first floor there are two double bedrooms with original

fireplaces, and a luxurious bathroom with a vaulted ceiling.

The lower ground floor comprises two further double bedrooms, one of which is currently used as a study and benefits from a staircase to the rear garden. This floor is served by a stylish shower room.

The well stocked West facing garden incorporates a raised decked area accessed from the kitchen, and a garden studio which suits a variety of uses including a gym or home office space. There is pedestrian access to the rear from Queens Road.

LOCATION

St Ann's Road is situated in a much sought after central location within the historic medieval market town of Faversham which offers a range of local shops and amenities, restaurants, highly regarded schools and three weekly markets held on a Tuesday, Friday and Saturday. Communication links are strong with access to the A2 / M2 and subsequent motorway networks. The High Speed service from Faversham station provides a frequent Javelin service to London St Pancras with a journey time of approximately 68 minutes as well as services to London Victoria with a journey time of approximately 75 minutes.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Bespoke hardwood entrance door
- Sitting Room 11'8" x 10'11" (3.56m x 3.33m)
- Franco Belge cast-iron gas stove
- Dining Room 12'0" x 11'5" (3.67m x 3.48m)
- Chesneys 'Salisbury' wood stove

- Kitchen / Breakfast Room 21'7" x 7'5" (6.57m x 2.25m)
- Contemporary kitchen finished in ply and birch with integrated Neff appliances including:
- Induction hob with downdraft extractor

- CircoTherm oven
- CircoTherm oven with microwave
- Refrigerator
- Freezer
- Dishwasher
- Innocenti wine cooler
- Quartz work surfaces
- Copper splashback
- Undermounted Franke sink
- Lusso filtered / instant boiling water tap
- Herringbone flooring in Ash
- Schluter electric underfloor heating
- Ceiling mounted speakers

FIRST FLOOR

- Bedroom 1 15'8" x 10'11" (4.78m x 3.34m)

- Bedroom 3 11'6" x 10'4" (3.50m x 3.16m)

- Bathroom 10'9" x 7'4" (3.29m x 2.25m)
- Lusso sanitary ware and fittings
- Tiling by Fired Earth and Mandarin Stone
- Solar powered Velux conservation rooflight
- Heated 'dual fuel' towel rail
- Schluter electric underfloor heating

LOWER GROUND FLOOR

- Bedroom 2 15'0" x 12'2" (4.58m x 3.72m)
- Chaunceys flooring in Ash

- Bedroom 4 / Study 10'4" x 10'0" (3.16m x 3.06m)
- Chaunceys flooring in Ash

- Shower Room / Utility 9'4" x 6'6" (2.85m x 1.99m)
- Lusso sanitary ware and fittings
- Tiling by Fired Earth and Mandarin Stone
- Solar powered Velux conservation rooflight
- Heated 'dual fuel' towel rail
- Schluter electric underfloor heating
- John Lewis washer/dryer

OUTSIDE

- Garden

- Garden Studio 10'0" x 9'10" (3.07m x 3.00m)
- Power and lighting
- Hardwired ethernet cabling for home office
- Insulation and double glazing

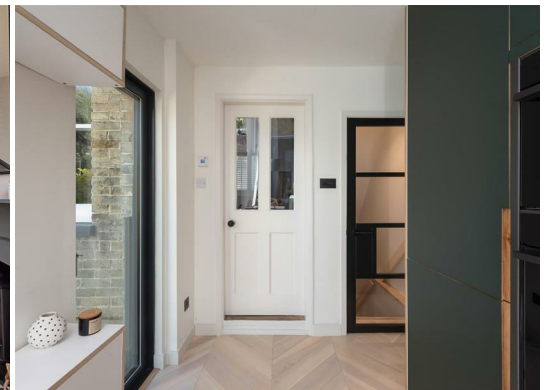
- Store 10'0" x 2'11" (3.07 x 0.90m)
- Power and lighting

VIDEO TOUR

Please view the video tour for this property, and contact us to discuss arranging a viewing.

Disclosure of Interest

In accordance with the Estate Agents Act of 1979 potential buyers are advised that the directors of Christopher Hodgson Ltd have an interest in this property.









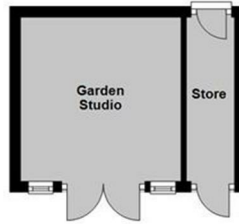
Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

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		EU Directive 2002/91/EC	

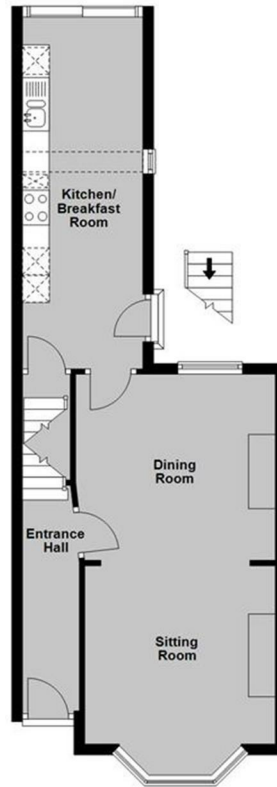
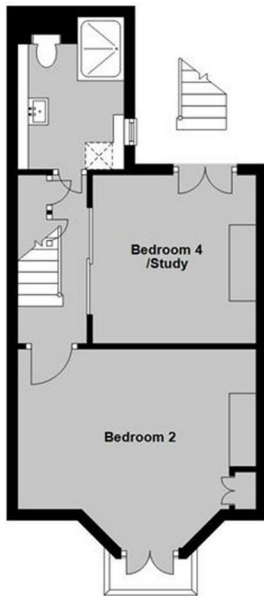
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Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)

Lower Ground Floor
Approx. 35.1 sq. metres (378.1 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 135.5 sq. metres (1458.8 sq. feet)





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