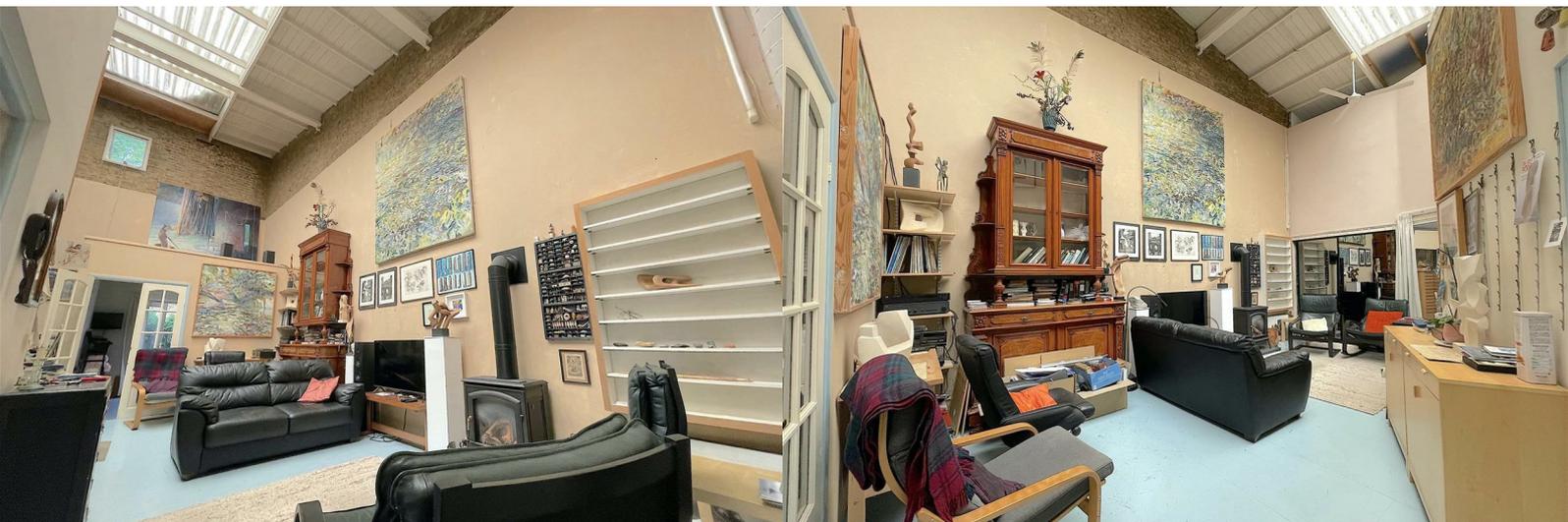




## Watershed Studio Canterbury Road

Faversham, ME13 8JU

Offers in excess of £375,000



# Watershed Studio Canterbury Road

Faversham, ME13 8JU

Offers in excess of £375,000



- Detached Home
- Sought After Location
- Off Street Parking
- Versatile Open Plan Living
- Two Bedrooms - Potential to Create Additional
- Unique & Individual Property
- Close to Town Centre
- Six Minute Walk to Station
- Garden

A truly unique property, discovered on the junction of the highly sought after street of The Mall - Watershed Studio is one of the most individual and distinctive properties in Faversham. Built in the 1920s as a private squash court and purchased by the current owner over 30 years ago; the property has been lovingly converted into a two bedroom detached home, with the potential to add a further bedroom.

Watershed Studio offers flexible, open plan living, making the best use of the space the property has to offer. Downstairs, accommodation comprises of an entrance hall which leads into the open plan studio/ living room. The living room is a large and open space with lots of potential to offer a new owner. One of the main features of the room is a gas converted, wood burning stove. Off the entrance hall and studio/ living room, you discover the kitchen/ diner, home office, utility room

area, bathroom and bedroom two. The bathroom comprises of shower over bath, w/c, washbasin and heated towel rail. The second bedroom is a great sized double with French doors out into one of two courtyard gardens.

Upstairs comprises off the main bedroom - another great sized double; and a gallery on a mezzanine level. The gallery could easily be converted into a large, third bedroom.

Outside the property takes advantage of off-street parking for two cars - a rarity for properties this close to Faversham town centre. Two courtyard gardens provide the home with the perfect spots to spend time outside entertaining or relaxing.



Faversham's bustling, historic town centre is just an eight minute walk from Watershed Studio. Faversham mainline railway station is a short six minute walk, with services to London St Pancras, Victoria, Cannon Street and Kings Cross stations taking just over an hour. Junction 6 of the M2 motorway is a five minute drive away.

Faversham town centre is full of independent retailers, coffee shops, pubs and restaurants, as well as a popular market held three days a week. Held under the iconic Guildhall; Faversham Market is believed to be the oldest in Kent, having been recorded in the Domesday book in 1086.

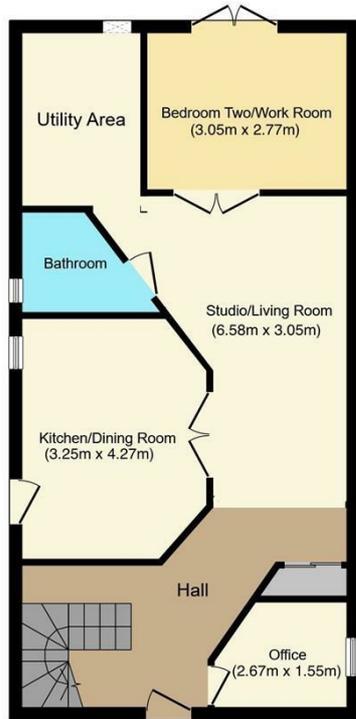
Faversham is steeped in history with its oldest building dating back to 1234. A lot of Faversham's character comes from its charming architecture with buildings surviving from the medieval, Georgian and Victorian periods, through to the present day. The town is also home to Britain's oldest brewery – Shepherd Neame.

The town contains several both 'Good' and 'Outstanding' Ofsted rated schools at both primary and secondary level, including the excellent Queen Elizabeth's Grammar School.

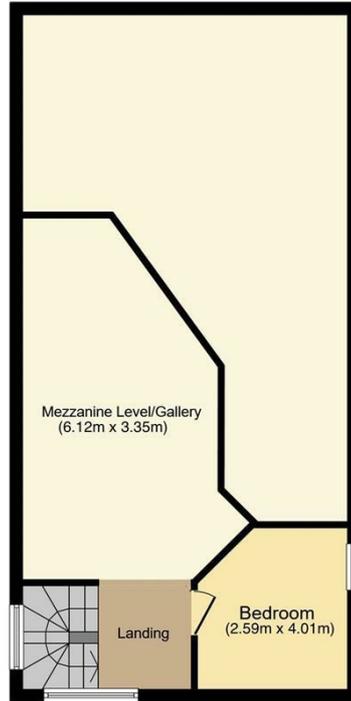
Viewing highly recommended. To book your viewing, please contact Iliffe & Iliffe.



# Floor Plan



**Ground Floor**  
Floor area 65.2 sq.m. (702 sq.ft.) approx



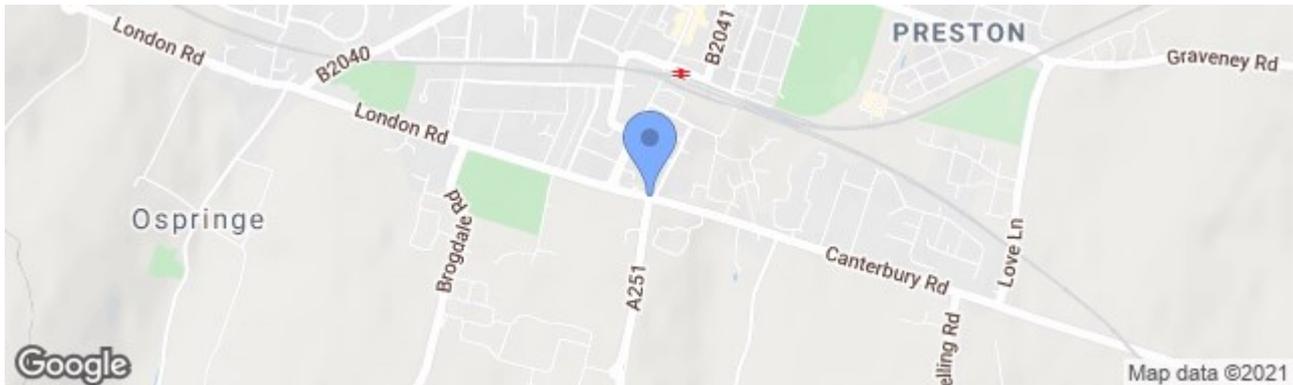
**First Floor**  
Floor area 65.2 sq.m. (701 sq.ft.) approx

Total floor area 130.3 sq.m. (1,403 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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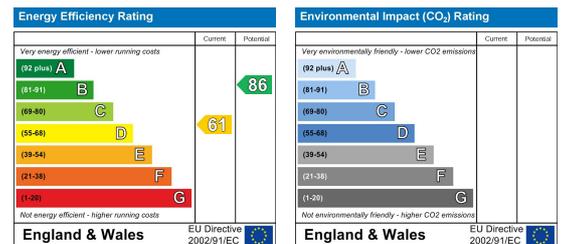
# Map



# Viewing

Please contact us on 01795 391 190 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

