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## Treeleigh, Throwley Forstal, Faversham, Kent. ME13 0PJ.

Offers in Excess of £700,000 Freehold

### Property Summary

"The position of this renovated home is quite beautiful. Such a wonderfully rural spot but offers great access to the county's popular towns". - Matthew Gilbert, Branch Manager.

Available to the market is this incredibly well proportioned four bedroom detached home located in the Hamlet of Throwley Forstal. Situated right on the green this home really will give you the feel of country living.

The accommodation to the ground floor is arranged to include an entrance hall, kitchen diner, utility room, lounge, office and WC. To the first floor there is a large master bedroom with four piece ensuite, three further bedrooms, dressing room and shower room.

This cottage has recently been fully renovated throughout and extended. It has the benefit of brand new double glazing, decoration and central heating. The kitchen and bathrooms are all finished to the highest of standards with excellent carpentry and Quartz worktops.

The garden are well proportioned and offer fantastic views to both the front and rear.

Throwley Forstal is situated on the North Downs which is protected with the Area of Outstanding Natural Beauty (AONB) status. As well as being surrounded by beautiful countryside there is great access to Charing village and the local market town of Faversham.

Please view this home as soon as possible to avoid disappointment.



### Features

- Four Bedroom Detached Home
- Garage & Driveway
- Ensuite To Master Bedroom
- Beautiful Hamlet Position
- Council Tax Band E
- Renovated & Extended
- Utility Room
- High Specification Throughout
- EPC Rating: D

## **Ground Floor**

### **Front Door To**

### **Hall**

Radiator. Stairs to first floor landing with coat hooks and gun cabinet.

### **Kitchen/Dining Room**

Double glazed bay window to front. Double glazed window to rear. Range of base and wall units with Tuscany Quartz worktops throughout. Sink. Integrated appliances to include bin cabinet, dishwasher, tall fridge/freezer, oven, microwave, induction hob with extractor above. Large breakfast bar with cabinets and feature lights. Radiator.

### **Utility Room**

Double glazed window to rear. Double glazed door to rear access. Radiator. Cupboard housing consumer unit. Range of base and wall units with Quartz worktop. Sink and drainer. Space for separate washing machine and tumble dryer. Door to garage. Extractor.

### **Office**

Double glazed window to front. Radiator. BT point.

### **Lounge**

Double glazed bay window to front. Two double glazed windows to side. Double glazed French doors to rear access. Radiator. Tv point. Log burner with surround. Wall lights.

### **Cloakroom**

Double glazed window to rear. Feature towel radiator. Wall hang sink and low level WC.

## **First Floor**

### **Landing**

Double glazed window to front. Hatch to loft access.

### **Bedroom One**

Double glazed window to front. Double glazed window to side. Radiator. Built in wardrobes.

### **Ensuite**

Double glazed window to rear. Double glazed window to side. Feature towel radiator. Radiator. Shaver point. Suite comprising of low level WC, wash hand basin, panelled bath with separate walk in corner shower cubicle with retractable glass doors. Extractor.

### **Bedroom Two**

Double glazed window to front. Radiator.

### **Further Landing/Dressing Room**

Double glazed window to rear. Built in wardrobes.

### **Bedroom Three**

Double glazed window to rear. Radiator.

### **Bedroom Four**

Double glazed window to front. Radiator.

### **Family Shower Room**

Double glazed window to rear. Suite comprising of low level WC, wash hand basin with vanity cabinets and corner shower cubicle with retractable glass screen. Feature towel radiator. Extractor.

### **Front Garden**

#### **Front**

Paved pathway to front door. Front border with shrubs and plants. Side access. Outside light. Electric socket. Key box.

#### **Parking**

Driveway for two vehicles with a further shingled area with additional parking for two/three more vehicles.

#### **Garage**

Electric up and over door. Window to rear. Floor standing oil boiler. Wall mounted consumer unit.

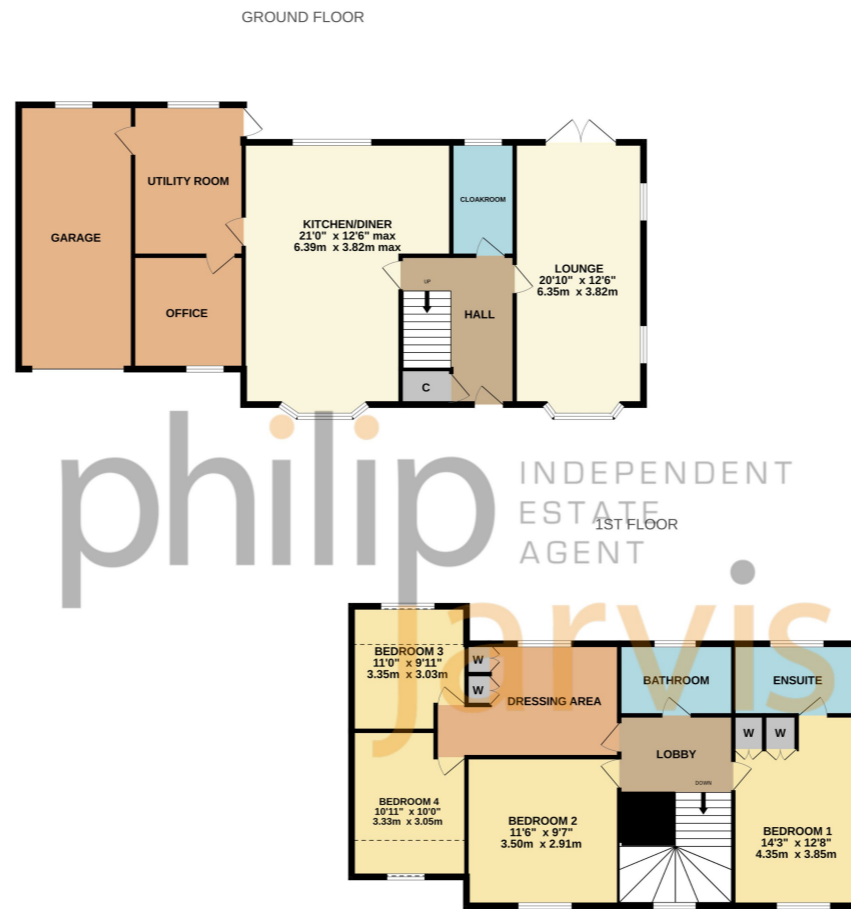
#### **Side Garden**

Mainly laid to lawn with shrubs and plants laid to borders.

#### **Rear Garden**

Mainly laid to lawn. Shrubs and plants to rear border. Stock fencing and with open views. Shallow feature pond. Extensive patio area. Tap. Security lighting. Oil tank.





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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+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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