



Oare, Faversham

Crendon Uplees Road, Oare, Faversham, Kent, ME13 0QR

A significantly extended family home enjoying an idyllic rural setting with impressive views of the surrounding countryside, across the Swale Estuary and towards the Isle of Sheppey. The house is a short distance from the charming village of Oare and is easily accessible to the historic market town of Faversham, which boasts a wide array of shops and amenities, restaurants, highly regarded schools and mainline station (2.8 miles distant), which provides high speed links to London.

The spacious and smartly presented accommodation has been much improved by the current owners, and is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room with wood burning stove, a study/family room with doors opening to the garden, a generous kitchen/dining room, utility room and a cloakroom. To the first floor there are four double bedrooms and a luxurious family bathroom.

The gardens extend to 117ft (36m), incorporate a large timber outbuilding and provide the perfect setting in which to relax and entertain. A gravelled driveway to the front of the property provides off road parking for a number of vehicles.

Location

Uplees is an idyllic hamlet forming part of Oare and located to the North of the historic medieval market town of Faversham. It is within close proximity to Oare Marshes Nature Reserve, a Ramsar internationally important wetland reserve and Site of Special Scientific Interest, known for it's diverse migratory bird population and threatened species and one of the most popular bird watching sites in the South-East.

The Saxon Shore Way, a 163 mile footpath which traces Kent's ancient coastline is also easily accessible, as is Oare Gunpowder Works Country Park. The nearby village of Oare which is approximately 1 mile distant, boasts two public house including the popular 'Three Mariners', a cosy pub/restaurant with log fires and creek views, serving modern European cuisine focused on local seafood and the highly regarded Luddenham primary school is 2.2 miles distant.

Faversham itself 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 are:

• Entrance Porch

• Entrance Hall

12'5" x 5'5" (3.81m x 1.67m)

• Cloakroom

• Sitting Room

18'6" x 12'6" (5.64m x 3.81m)
at maximum points.

• Study/Family Room

11'10" x 11'5" (3.61m x 3.48m)

• Kitchen/Breakfast Room

21'0" x 15'1" (6.40m x 4.60m)
at maximum points.

• Utility Room

9'5" x 4'8" (2.87m x 1.42m)
at maximum points.

• Bedroom 1

14'4" x 11'5" (4.37m x 3.48m)
at maximum points.

• Bedroom 2

12'6" x 12'2" (3.80m x 3.72m)
at maximum points.

• Bedroom 3

13'4" x 9'5" (4.07m x 2.86m)

• Bedroom 4

11'11" x 9'5" (3.63m x 2.87m)

• Bathroom

11'6" x 8'2" (3.51m x 2.50m)
at maximum points.

• Gardens

117' x 52' (35.66m x 15.85m)
at maximum points.

• Outbuilding

28'6" x 8'7" (8.69m x 2.62m)
at maximum points.











Viewing

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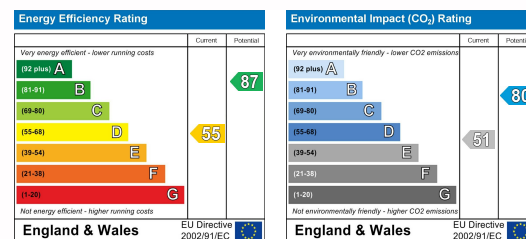
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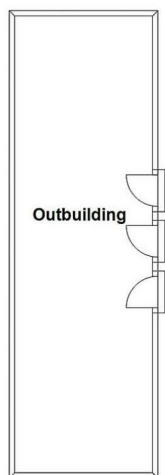
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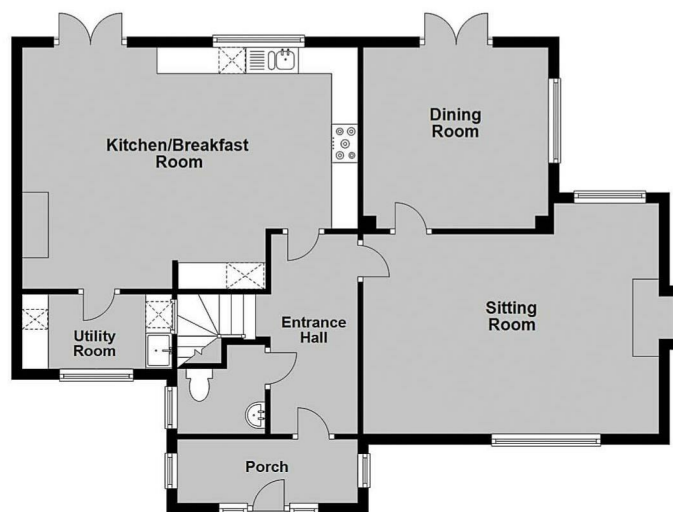
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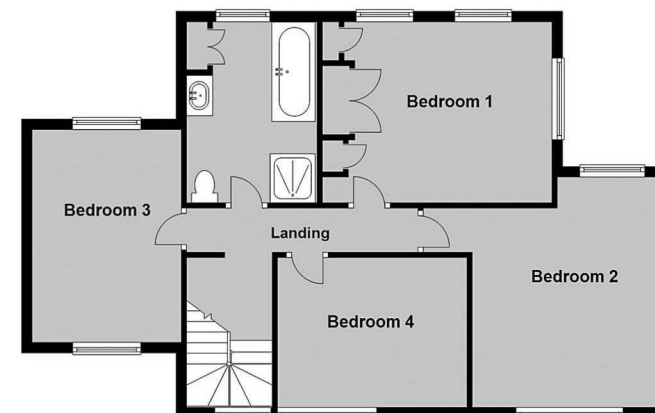




Ground Floor
Approx. 84.0 sq. metres (903.7 sq. feet)



First Floor
Approx. 73.6 sq. metres (791.8 sq. feet)



Total area: approx. 157.5 sq. metres (1695.5 sq. feet)

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