



Dunkirk, Faversham

£495,000 Freehold

...for Coastal, Country & City living.



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Dunkirk, Faversham

Hogs Breath House London Road, Dunkirk, Faversham, Kent, ME13 9LG

An exceptionally spacious and versatile family home, occupying a generous plot within close proximity to Blean Woods National Nature Reserve. The property is conveniently situated between Canterbury (approximately 5 miles distant) and Faversham (approximately 5 miles distant). Boughton-Under-Blean & Dunkirk Primary School is also accessible.

The comfortably proportioned and beautifully presented accommodation is arranged to provide an entrance porch, sitting room, dining room, kitchen/breakfast room with sliding doors opening into the garden, utility area, a study, three double bedrooms, a family bathroom and a cloakroom.

The gardens are a particularly attractive feature of the property, extending to 119ft (36m) x 53ft (16m) and incorporating a heated swimming pool with timber pool house. The current owners had obtained planning approval (now lapsed) for the re-development of the pool house to provide a mezzanine level. A detached double garage and a driveway provide off road parking for a number of vehicles.



Location

Dunkirk is conveniently situated between Faversham and Canterbury and benefits from a farm shop, garden centre, a new village hall and the Red Lion public house. Further amenities can be found in nearby Boughton-under-Blean which has a good range of local amenities including a post office, village shop, hairdressers, public houses, restaurant and a well regarded primary school. Nearby Mount Ephraim is open to the public and hosts a variety of cultural events. Communication links are strong with access to the A2 leading to Canterbury and the Channel Port of Dover in one direction and Faversham and Junction 7 of the M2 in the other. There are also good bus services to Faversham, Whitstable and Canterbury.

Accommodation

The accommodation and approximate measurements are:

• Entrance Porch

• Study

13'8" x 8'5" (4.17m x 2.56m)

• Sitting Room

17'4 x 13'0 (5.28m x 3.96m)
at maximum points

• Drawing Room

20'3 x 11'3 (6.17m x 3.43m)
at maximum points

• Kitchen/Breakfast Room

14'4 x 11'4 (4.37m x 3.45m)
at maximum points

• Utility Area

11'4 x 8'2 (3.45m x 2.49m)

• Bedroom I

14'6 x 11'0 (4.42m x 3.35m)



• **Bedroom 2**
12'10" x 11'7" (3.92m x 3.52m)
at maximum points

• **Garage**
21'11" x 21'11" (6.68m x 6.68m)
at maximum points

• **Bedroom 3**
16'1" x 11'7" (4.90m x 3.52m)
at maximum points

• **Garden**
119' x 53' (36.27m x 16.15m)
at maximum points

• **Bathroom**
84 x 5'7" (25.60m x 1.70m)
at maximum points

• **Cloakroom**





Total area: approx. 203.6 sq. metres (2191.6 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2018/2019 is £2,421.04

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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