



SAXON SHORE
— ESTATE AGENTS —



Warm House Warm House Lane, Faversham, ME13 9DL

Offers in excess of £750,000

Introducing this charming detached house on the edge of the popular village of Graveney near Faversham. Located at the end of a secluded lane on an extremely generous plot, just a short drive away from the town centre and main line train station, with good access to transport links.

Accommodation spans across two floors and comprises a spacious lounge with a working wood burner and sliding doors that open onto the garden, a separate dining room that leads to a well proportioned kitchen with triple aspect windows flooding the room with natural light, a full bathroom and an office/fourth bedroom to the ground floor. Upstairs are three good sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to ensure privacy and comfort for all.

Outside, this house is surrounded by over an acre of garden swathed in lawn with established flower beds, trees and a tranquil patio area. The property benefits from several outbuildings including an office, workshops and a barn. There is also ample off street parking.

Entrance Hall



Lounge
12'11" x 23'7" (3.95 x 7.19)



Dining Room
9'4" x 9'10" (2.85 x 3)



Kitchen
7'10" x 15'6" (2.4 x 4.74)



Bedroom 4/ Office
7'10" x 14'1" (2.4 x 4.3)



Bathroom
7'10" x 5'6" (2.4 x 1.70)



Landing
Bedroom 1
11'1" x 12'11" (3.39 x 3.94)



Bedroom 2
7'10" x 10'11" (2.4 x 3.34)



Bedroom 3
7'10" x 8'8" (2.4 x 2.65)



Garden Office
9'10" x 19'8" (3.02 x 6)



Barn
20'2" x 16'9" (6.15 x 5.12)



Workshop
29'3" x 14'9" + 12'9" x 16'9" (8.94 x 4.51 + 3.89 x 5.12)

Parking Area



Garden

GROUND FLOOR
176.5 sq.m. (1900 sq.ft.) approx.

1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 209.6 sq.m. (2256 sq.ft.) approx.

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 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		36	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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