



Cobnut Cottage, Dawes Road, Dunkirk ME13 9TL

3 BEDROOMS | 3 BATHROOMS | 1 RECEPTION

Freehold



Cobnut Cottage, Dawes Road, Dunkirk ME13 9TL

- Spacious Modern Detached Chalet Bungalow
- Built To A High Specification In 2019
- Three Bedrooms And Three Bathrooms
- Stunning Open Plan Living Area
- Stylish And Contemporary Fitted Kitchen
- Beautifully Presented Throughout
- Driveway Parking And South Facing Garden
- Charming Village Location With Rural Walks

SITUATION:

The property is situated in the popular village of Dunkirk. It is approximately three miles east of Faversham and five miles west of Canterbury.

Dunkirk has a new village hall, two garden centres, a farm shop and the Red Lion public house.

Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network.

There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London

Victoria and Charing Cross as well as a high speed link London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent traders as well as well-known brands and three times a week the town has a bustling market.

The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema and a large recreation ground.

The cathedral city of Canterbury offers an even wider array of shopping, leisure and educational amenities, including a selection of state and private schools, three universities, the White Friars Shopping Centre, the Marlowe theatre and two hospitals.



DESCRIPTION:

A beautifully presented three bedroom detached chalet bungalow, situated in the sought-after village of Dunkirk. This attractive two-storey property was built to a high specification in 2019 and offers a modern, open plan living space which is perfectly connected to its secluded, south facing rear garden.

Upon entering the property, through the contemporary composite glazed front door, you are welcomed by a bright and airy entrance hall. Wood effect flooring flows throughout the downstairs, whilst solid oak panelled doors complement the whitewashed walls throughout.

To the right of the entrance hall, you will find a useful cloakroom, which sits adjacent to the downstairs bedroom, currently used as a playroom but also ideal for use as a study. Along the corridor you will find a well-appointed downstairs shower room and a separate utility area.



This leads onto the striking living space, flooded with natural light through floor to ceiling windows and double-glazed French doors. This area is open plan but has been cleverly laid out and works beautifully for modern day living.

There is a contemporary kitchen with sleek, minimalistic, handle free wall and floor units, finished with wood effect work tops and integrated appliances, the kitchen complements the rest of the house superbly.

A wonderful breakfast bar sits between the dining area and the kitchen. The sitting room offers a restful and relaxing place to sit and watch the birds from the large double doors.

The stairs ascend to the first floor, which opens onto a bright landing, with lovely high ceilings and skylights which allow sunshine to stream through the first floor.

Both double bedrooms are generously

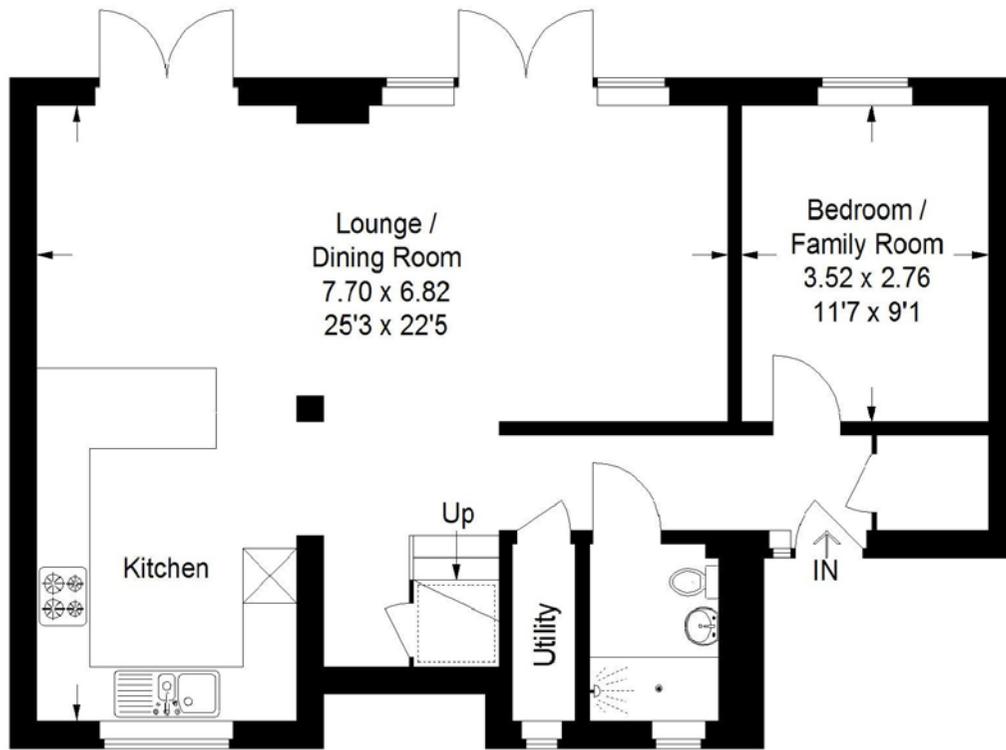
proportioned, and each have their own en-suite bathrooms, lovely high ceilings and offer striking views of the orchards and village beyond.

OUTSIDE:

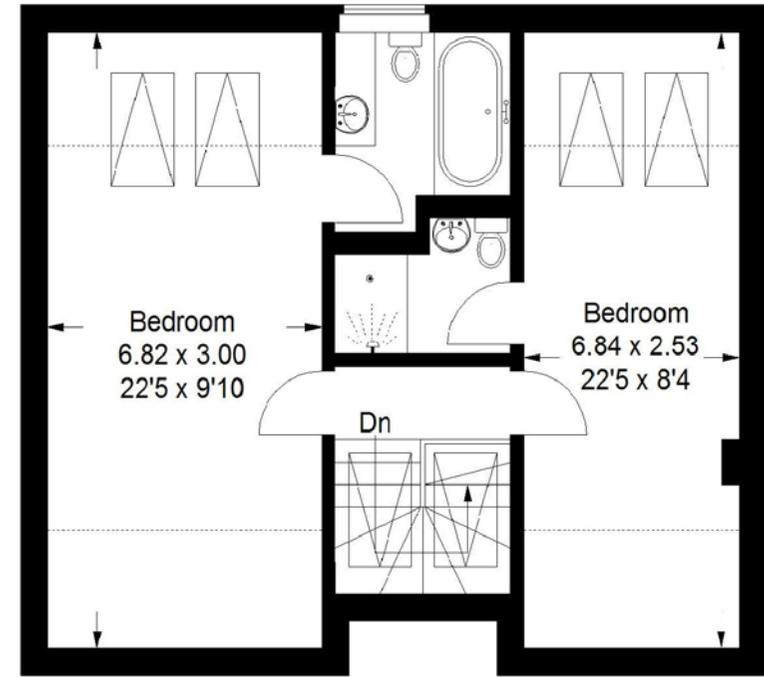
To the front of the property, a driveway large enough for three cars is bordered by shrubs and small trees. The chalet bungalow is a delightful mix of red brick and weather-boarded elevations, with a small storage cupboard and access to the garden through wooden double gates.

To the rear of the property, a lovely decked area runs the full width of the garden. This is south facing and is a wonderful spot to enjoy dinner or a glass of wine.

The lawn then wraps around the decking, whilst the fence curves around the garden, making the garden feel extremely private and peaceful.



Ground Floor



First Floor



TOTAL FLOOR AREA: 1253 sq.ft (116 sq.m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
All mains services connected.

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