



Freehold



## 2 Cherrywood, Hernhill, Faversham ME13 9HX

- Detached Newly Built Passive House
- Four Bedrooms & Two Luxury Bathrooms
- High Specification Kitchen & Utility Room
- Open Plan Living Area & Separate Study
- South Facing Garden With Splendid Views
- Driveway & Double Garage
- Rural Location With Woodland Walks
- Less Than Three Miles To The Market Town Of Faversham

### SITUATION:

Cherrywood is situated just outside the picturesque village of Hernhill, nestled within some beautiful countryside with outstanding views over the surrounding orchards and rolling farmland.

The village itself lies approximately three miles to the east of Faversham and only seven miles from the cathedral city of Canterbury and has a picturesque village green, overlooked by a fifteenth century Church of St Michael and the historic Red Lion public house. The village is also served by another pub, The Three Horseshoes and an outstanding primary school.

Nearby Blean Woods, which have been designated a Site of Special Scientific Interest, cover more than eleven square miles are ideal for a peaceful walk. The closest village is Boughton-under-Blean, which benefits from another good primary school, a post office, a village store, several pubs and a restaurant. Hernhill is also close to the A2 which gives

easy access to the motorway network for both London and the coast.

The nearby town of Faversham offers a far wider range of shopping, leisure, and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. A wider selection of state, grammar and private schools can be found and Canterbury and both Faversham and Canterbury have mainline stations with a high speed link to London St Pancras.

The bustling seaside town of Whitstable is approximately five miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside.



**DESCRIPTION:**

A stunning detached four-bedroom Passive House. The exterior is made from sustainable materials; timber cladding, slate and brick which blends beautifully with its natural surroundings. No expense has been spared to carefully construct a home that is not only energy efficient but wonderfully homely and ideal for anyone looking for modern open plan living. Neutral colours have been used to create a calm and tranquil atmosphere.



An air source heat pump helps to reduce the amount of energy used for heating and direct hot water whilst providing excellent indoor warmth throughout the year. Mechanical ventilation (MVHR) constantly provides improved indoor air quality stabilising the CO2 levels for more comfortable living, improving health and energy levels. The south facing aspect plus the floor to ceiling triple glazed windows. help to create light and aid warmth. High specification contemporary kitchen and luxury bathrooms have been installed alongside modern

features such as pocket doors and tilt and turn windows. An open entrance hall welcomes you into a light and airy hallway, with stunning engineered oak flooring which opens out onto an impressive open plan living area with a characterful exposed beam ceiling and magnificent views over the garden and countryside beyond.

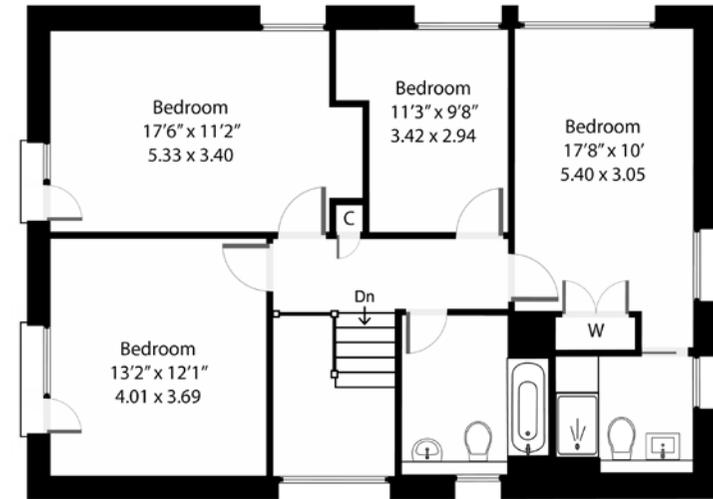
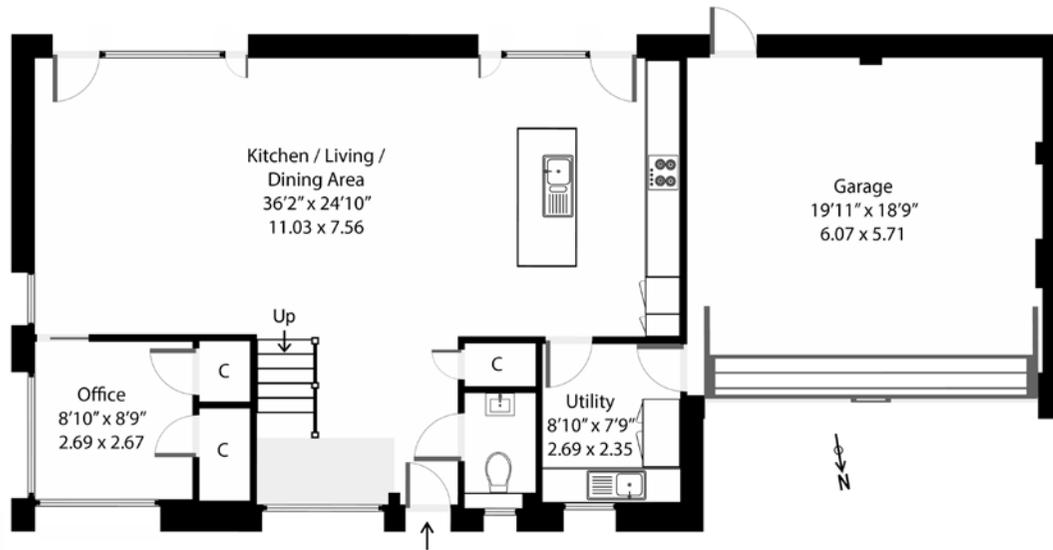
The kitchen to the right has been designed to offer a minimalist feel, pale grey units teamed with quartz worktops plus integrated dishwasher, fridge-freezer, 2 Bosch ovens and a pull-out larder. In addition, there is a Bosch 5 plate induction hob with an extraction unit above. The centre island/ breakfast bar creates some division between the cooking and dining area yet makes this space particularly sociable. Adjacent to the kitchen is a convenient utility room which has an additional sink and plenty of room for laundry appliances, there is also access to the integral double garage. Off the living area there is a dual aspect study perfectly positioned to capture the views, this additional room has plenty of storage and

feels quiet and peaceful.

To the first floor one will find four generously proportioned bedrooms, two of which have Juliet balconies and all offer views to the stunning countryside. The main bedroom boasts even more uninterrupted views of open countryside and features a delightful ensuite shower-room and fitted wardrobes. The well-appointed family bathroom is beautifully styled with a contemporary suite.

**OUTSIDE:**

To the front of the property is a paved access to both the front door and garage. A driveway sits directly in front of the double garage, which has a remote electrically operated door. The south facing rear garden with gated access at the side of the garage, measures approx. 70 ft wide, has uninterrupted views of the countryside and its own gateway to the woodland walk that runs around this eco development. The garden is mainly laid to lawn with an Indian Sandstone patio running the full width of the home.



TOTAL FLOOR AREA: 2164 sq. ft (201 sq. m)  
 HOUSE: 1790 sq. ft (166 sq. m)  
 GARAGE: 374 sq. ft (35 sq. m)



EPC RATING  
 B



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 All Mains services are connected

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