

**Faversham Road, Kennington, Ashford, TN24 9AJ**  
**Offers in region of: Offers In The Region Of £175,000**



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DESCRIPTION

This charming two-bedroom ground floor home forms part of a unique conversion, believed to have originally been a commercial premises years ago that had been thoughtfully extended and transformed into residential dwellings, which have since been divided. Now, offering a share of freehold, the property enjoys a tucked-away position, creating a sense of privacy and character rarely found.

The accommodation is well laid out, comprising a welcoming entrance hall leading into a bright sitting/dining room with two windows, ideal for both relaxing and entertaining. The kitchen is conveniently positioned at the front of the home, with access to a useful larder room. Two well-proportioned bedrooms provide flexible living arrangements to the rear of the home, complemented by a family bathroom and additional built in storage spaces within the bedrooms.

Externally, the property benefits from a quaint cottage-style garden, offering a peaceful and low-maintenance outdoor space. A garage located to the rear adds valuable practicality and storage.

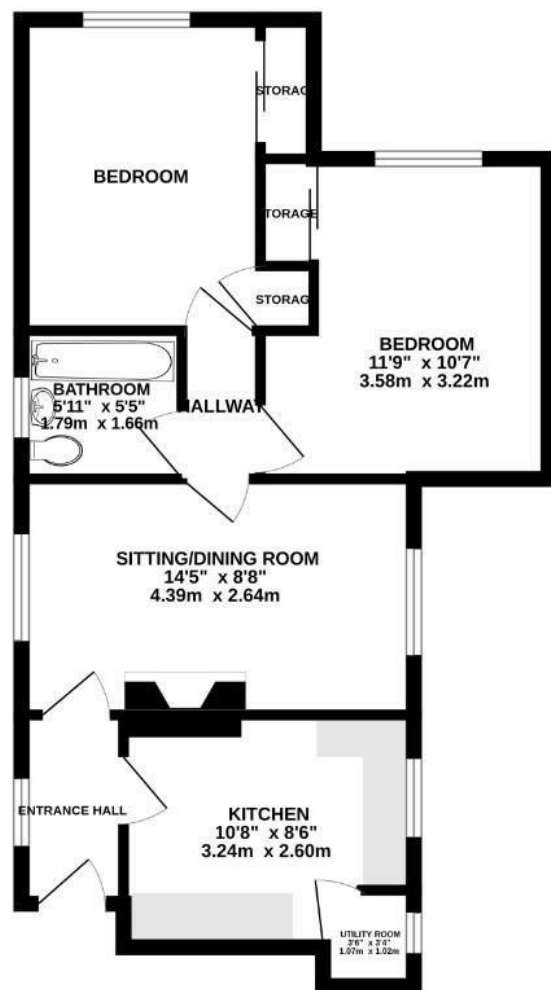
Set discreetly behind just two properties, this home enjoys a quiet and secluded feel while remaining within the highly regarded Kennington area of Ashford, known for its strong community, local amenities, and excellent transport links.

Property location: Kennington, There are numerous schools in the area, including the Towers School, Kennington CE Academy, and an infant’s school, Downs View Infants School. Since the county still operates a grammar school system, those who pass the Kent Test (which replaced the 11+) are given the opportunity to attend the grammar school in Ashford, the Norton Knatchbull School or Highworth Grammar school. Kennington has six eating and drinking establishments, "The Old Mill" (formerly The Golden Ball), "The Conningbrook Hotel" (formerly The Pilgrims Rest), "The Rose Inn", "The Pheasant" and the newly opened "Stubbs restaurant" (formerly The Croft Hotel). The "Kennington Carvery" is a new business to the area, opening on Wednesday's, Sunday's & Bank holiday Monday's for an eat as much as you like Carvery. Kennington also offers a range of shopping facilities and entertainment including Sainsbury’s, John Lewis and Eureka leisure park. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes and the M20 motorway giving easy access to surrounding towns and cities.

A truly unique home, blending character, history, and modern convenience—ideal for those seeking something a little different.

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|------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------|
| • Unique, Two bedroom ground floor home - Kennington | • Lease details: Share of freehold - 50/50 share of costs, with upper apartment | • Unique former shop conversion - Extended and thoughtfully converted | • Bright sitting/dining room with dual aspect windows  | • Separate kitchen with window & pantry room                                 |
| • Two Well-proportioned bedrooms                     | • Cottage-style rear garden, low maintenance                                    | • Garage-En Bloc to the rear of home                                  | • Tucked away position in sought-after Kennington area | • Council Tax Band: B - EPC - D (66) * May only be suitable for cash buyers. |

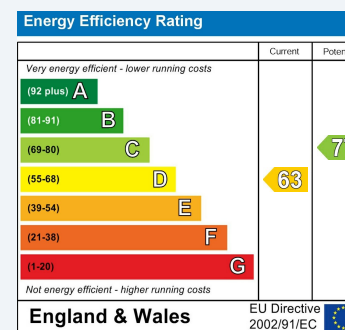




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Viewings.** Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information. **Valuations.** For a valuation of your property, please email the team with your property details, contact information and the times you are available.