

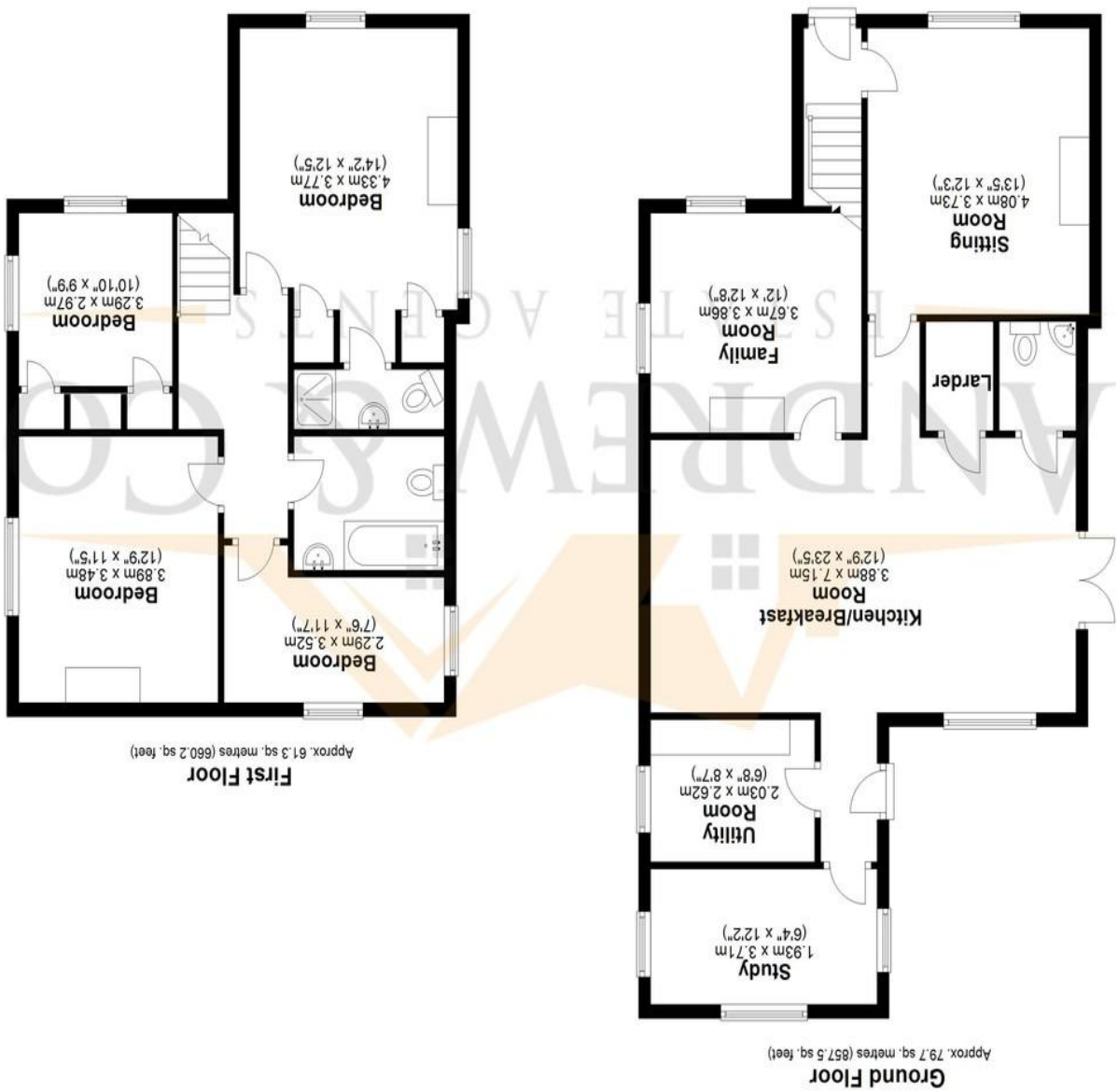
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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Imagine the scene, you're in your garden, all you can hear is bird song, all you can see is greenery without a neighbour in site, and you're enjoying time with your family in complete privacy. That's the reality with this wonderful Victorian Lodge house nestled within the countryside just a few minutes drive from the picturesque town of Faversham.

Coxeet Lodge is believed to date from the late 19th century, originally the gate keeper's lodge to the Syndale Park Estate.

With beautiful tranquil surroundings, the property sits in gardens of 1.48 acres, with the house being a gorgeous four bedroom family home with later additions. Wherever you have been, the approach when arriving home will never get boring, with open countryside in every direction, and a nice long driveway leading to an area with space for numerous vehicles to safely park.

Although the main entrance door to the house is at the front,

There is also an office/study on the ground floor, an ideal space for those working from home, and there is also a handy utility room.

Upstairs all of the bedrooms are good sizes and enjoy the countryside surroundings. The master bedroom has its own en-suite shower room, with the family bathroom for the other bedrooms.

Outside a large patio area has plenty of space for all your outdoor furniture, and a great space for entertaining with friends and family. The gardens allow for many different options, being all lawn areas there's lots of space for all the family, whether its the children's play area, vegetable gardens, or even some animals of your own.

Parking will never be an issue with friends ad family coming to visit, with ample space on the gravelled parking area, and a gate to the rear with even more space should you need it. A detached garage with power and lighting, and double opening doors measures, 7.3m x 4.8m. This could be a great workshop or studio, or many other uses.

Surrounded by farmland on all sides, the property is situated in a country lane on the edge of the village of Ospringe, not far from the neighbouring village of Painter's Forstal. The area is rich in natural beauty and boasts an abundance of public footpaths and horse riding routes.



for convenience the current owners enter via the back door, and into the beautiful kitchen/breakfast room, which really is the heart of this home. Terracotta tiles with under floor heating is a blessing in the colder months and a beautiful Aga providing an additional feature, and fitting to the country style kitchen.

The hand made bespoke units have plenty of cupboards and drawer space, nicely complimented by Quartz work surfaces. Double doors lead out onto the patio, with plenty of windows providing lots of natural light. A fantastic walk in pantry, and a cloakroom are also off the kitchen, along with a reception room which could be a dining room or second living room. The kitchen has space for table and chairs for those that do not need the separate dining room.

The living room has a wonderful open fire place and enjoys views of the front garden, with Oak flooring and plenty of space for your furniture, this is a really cosy room for relaxing.



“A beautiful four bedroom detached Victorian Lodge house set in parkland style gardens of 1.48 acres in a rural position on the edge of the delightful Kentish hamlet of Ospringe”

