





- **Modern Three Storey Townhouse**
- **Beautifully Presented & Improved**
- **Views Over The Marina**
- **Living Room With Balcony**
- **Stunning Kitchen/Dining Room**
- **Guest Annexe On Ground Floor**
- **Three Further Bedrooms**
- **Views Over Paddocks To The Rear**

Situation

Conyer is a picturesque creekside hamlet adjacent to the North Kent Marshes and situated close to the village of Teynham, some three miles west of the market town of Faversham. Conyer is a small community with its own marina on the creek and a welcoming pub, The Ship Inn.

Conyer is surrounded by beautiful farmland, orchards and countryside and is positioned along the Saxon Shore Way, making it ideal for those who enjoy pursuits such as walking, sailing and wildlife spotting. Teynham has several shops, restaurants, schools, a community hall, a mainline station and a beautiful

historic church. It is also close to the A2, giving it excellent access to the M2 motorway for London and the coast. Faversham offers an even wider choice of shopping, recreation and educational facilities along with a regular high speed rail service to London St Pancras.

Description

A beautifully presented and much improved townhouse, situated in the sought after hamlet of Conyer, with views over the Marina to the front and paddocks to the rear.

The property has seen numerous improvements in recent years including a stunning new kitchen, updated bathrooms, oak flooring to





Description Cont'd

the first floor and the conversion of the original garage/boat house into superb guest accommodation on the ground floor.

A double glazed front door opens into a spacious entrance hallway with a ceramic tiled floor which continues into a well appointed bathroom and a pleasant guest bedroom with double glazed French doors to the front. To the rear of the ground floor is a spacious family room with a large utility cupboard.

On the first floor there is a wonderfully light and airy living room with tall double glazed windows and a double glazed French door which opens onto a balcony with views towards the Marina.

Lovely oak flooring flows from the living room into a beautifully fitted kitchen/dining room with a double glazed French door which leads to the rear garden. The kitchen has been fitted with a superb range of white cottage style wall and floor units, set around solid oak work surfaces and ceramic wall tiles.

On the second floor, a galleried landing leads to three bedrooms and a family bathroom with a modern white suite. The master bedroom is to the front of the house and is a good size room with built in wardrobes and far reaching views over the Marina, whilst the bedrooms to the rear enjoy views over paddocks.

Outside

To the front there is a tarmac driveway which provides parking for

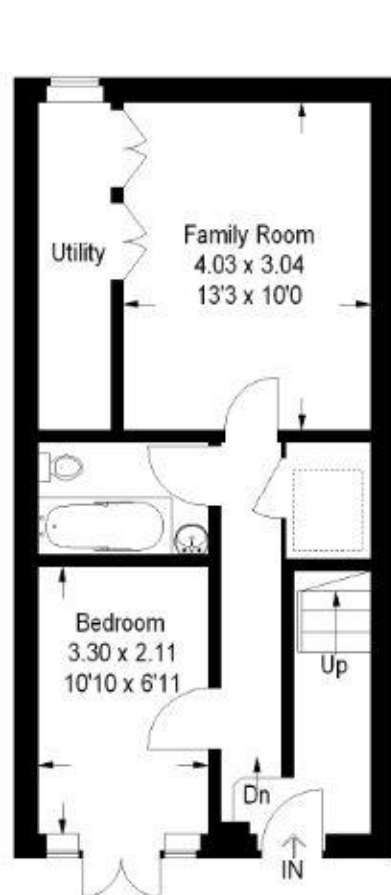
several cars. The rear garden measures approx. 46 ft and has been carefully landscaped to create a pleasant yet easy to maintain outside space. There is a large paved patio area adjacent to the house, with steps down to an area of artificial grass with attractive plum shale borders. To the rear of the garden there is an area of raised decking which overlooks fields immediately behind it.



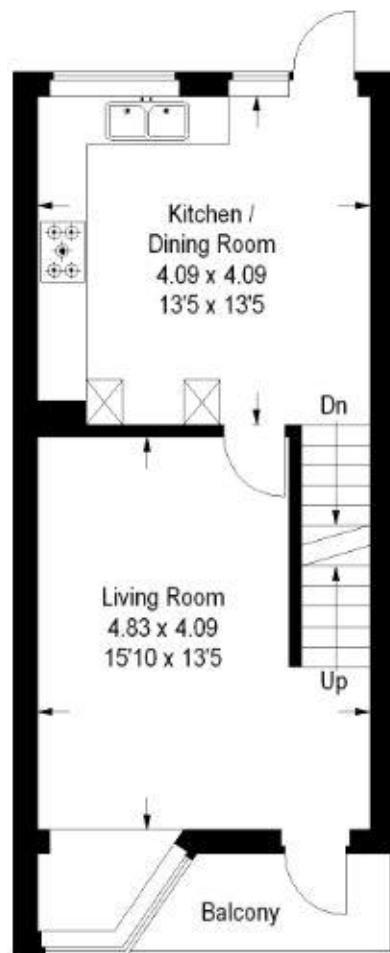
TENURE: FREEHOLD

Approx. Area: 113.8 sq. metres (1225 sq. feet) **Council Tax Band:** D **EPC Rating:** E

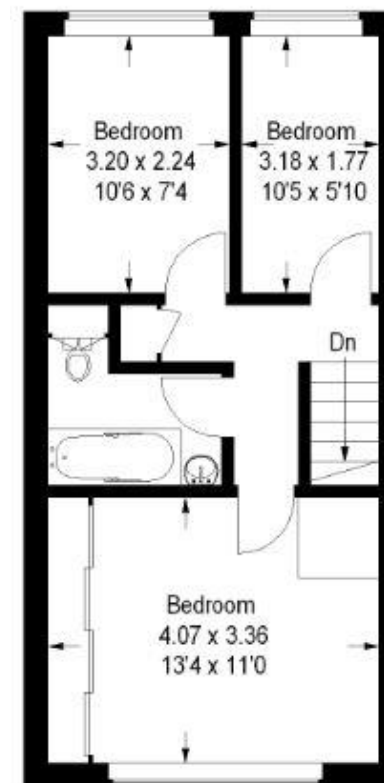
General Information: The property is on mains drainage and electric central heating.



Ground Floor



First Floor



Second Floor



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