



# Fairview

Lower Road, Tonge, Kent



BNP PARIBAS GROUP







## A detached rural property in secluded grounds of around 2.25 acres, with a variety of useful outbuildings.

A generous double-fronted family home offering well-proportioned accommodation, with six bedrooms, land and outbuildings.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**OFF-STREET**



**ABOUT 2.25 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2,795 SQ FT**



**GUIDE PRICE  
£900,000**



### The property

Fairview is an attractive red brick, double-fronted family home offering almost 2,800 sq ft of light-filled, flexible accommodation. Lovely mature trees provide seclusion and privacy throughout the grounds, with a useful range of outbuildings, productive orchard and generous in and out driveway.

The accommodation flows from an entrance porch and reception hallway with useful storage. To the left of the hall is a cosy snug/study with exposed brick open fireplace, whilst to the right there is a spacious drawing room with an attractive fireplace fitted with a wood-burning stove. From here doors to either side lead through to the kitchen and to a family room.

A set of double doors opens to the substantial triple aspect sitting/dining room which has views of the garden and sliding doors to the rear terrace.

The kitchen is fitted with a range of wall and base units with wooden work surfaces over. There is a double Belfast sink, an Aga, integrated appliances, and

ample space for a good-sized table. A useful utility room with a door to the rear terrace sits adjacent. Also adjoining the kitchen is a double bedroom and a fully tiled family shower room.

On the first floor the bright and spacious principal bedroom has a front aspect bay window and benefits from fitted storage and an en suite shower room. There are four further well-proportioned bedrooms and a family bathroom at this level.













## Outside

Set behind low-level walling topped by mature hedging, the property is approached over an in-and-out driveway that provides parking for multiple vehicles. A five-bar gate gives access to further parking and the rear garden.

A detached brick outbuilding incorporates a large games room, store and a useful cloakroom, and offers potential for an annexe subject to any necessary consents.

The grounds surrounding the property feature a formal garden interspersed with mature specimen trees and incorporating a large wraparound paved terrace accessible from the sitting/dining room and utility room, and ideal for entertaining and al fresco dining.

The terrace affords views over the property's remaining land which includes expanses of level lawn, an orchard, a 28 ft barn plus further outbuildings, and a field shelter.

## Location

The rural hamlet of Tonge sits near to Lynsted and Doddington, both offering village facilities. Sittingbourne town centre and the medieval market town of Faversham offer a wide range of amenities including high street and independent shopping, restaurants, cafés, bars and pubs. Canterbury provides more extensive educational, shopping and recreational facilities.

The area offers sporting and leisure amenities including walking, cycling and riding routes, golf courses and Swale Marina for cruising on the Rivers Swale and Medway and sailing on the River Thames and east coast.

Communications links are excellent: the A2 links to the M2 and major motorway network, Teynham station (0.7 mile) provides regular services to central London. The area has good access to the Continent via Eurotunnel and the Port of Dover.

## Distances

- Tonge 0.7 mile
- Lynsted 2.1 miles
- Swale Marina 2.4 miles
- Sittingbourne 3.4 miles
- Faversham 5.2 miles
- Canterbury 14.4 miles
- Ashford International 18.3 miles

## Nearby Stations

- Teynham
  - Sittingbourne
- Faversham

## Key Locations

- Leeds Castle
- Sittingbourne & Kemsley Light Railway
- Mount Ephraim Gardens
- Faversham Town & Market
- Oare Gunpowder Works & Country Park
- Chilham Castle & Village

- Belmont House & Garden
- Canterbury Cathedral (A UNESCO World Heritage Site)
- The Historic Dockyard Chatham

## Nearby Schools

- Bapchild and Tonge CofE School
- Luddenham
- QE Grammar, Faversham
- Borden & Highsted Grammar, Sittingbourne
- Meadowfield School
- The Sittingbourne School
- Kent College
- The King's School, Canterbury
- St Edmund's School Canterbury
- Lorenden Preparatory School
- Sutton Valence School











The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 2,795 sq ft (260 sq m)  
Barn, Store & Games Room internal area 1,579 sq ft (147 sq m)  
Total internal area 4,374 sq ft (406 sq m)  
For identification purposes only.

## Directions

ME9 9BT

**what3words:** ///backward.spits.champions - brings you to the driveway

## General

**Local Authority:** Swale Borough Council

**Services:** Mains electricity water and gas. We understand that the private drainage at the property complies with current regulations. Gas central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** D

**Planning:** Prospective purchasers should make their own enquiries of Swale Borough Council.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

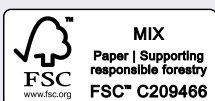
## Canterbury

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