



The Old Rectory

Luddenham, Faversham, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A characterful family home with generous living, working and entertaining space, set in extensive private gardens

A charming Grade II listed 16th century timber-framed house with a wonderfully relaxed family feel, offering a rare blend of period character, modern comfort and flexible spaces for everyday life, guests, home working and entertaining. Set in magical, mature gardens, the property enjoys a secure and private setting close to the pretty market town of Faversham and its mainline station.



3-4 RECEPTION ROOMS



6-7 BEDROOMS



4 BATHROOMS, 1 CLOAKROOM



TRIPLE GARAGE/ DRIVEWAY



ABOUT 1.86 ACRES



FREEHOLD



RURAL



3,231 SQ FT



GUIDE PRICE £1,500,000



The property

The Old Rectory is a beautiful historic family home with a warm welcoming feel and an exceptional amount of space for everyday living, home working and entertaining. The main house combines generous reception areas, comfortable bedrooms and well-planned practical spaces, while retaining the charm of its period origins through exposed beams, original joinery, casement glazing and an inglenook fireplace. At the heart of the home is a spacious, chef-inspired kitchen, with Aga, marble worktops and an expansive bar area, creating a natural gathering place for family life and relaxed entertaining.

The living accommodation is equally considered, with comfortable and flexible spaces arranged for modern family life. The principal bedroom suite is particularly generous, with a spacious walk-in dressing room fitted with shelving and hanging space, together with an ensuite bathroom featuring a marble-encased luxuriously sized bath.

Additional accommodation

The property benefits from two additional and separate living spaces which are set apart from the main house.

The detached two-storey weatherboarded Kentish barn-style triple garage with additional workshop area, houses an apartment above and provides wonderfully versatile additional space, whether for guests, a nanny, older children, home working, hobbies, storage or other lifestyle needs.

An additional and separate self-contained cottage annexe provides further accommodation.

Both these properties can be rented out to generate rental income.









Outside

Occupying a private and secure plot of just under two acres, The Old Rectory is approached through double electronic iron gates over a sweeping driveway, with parking for multiple vehicles.

The gardens are one of the property's most enchanting features, offering a series of distinct areas, each with its own character and purpose. A wooded area with a winding path creates a sense of discovery, while the large pond, stream and surrounding wildlife bring movement and atmosphere to the setting, with moorhens, ducks and fish adding to its charm.

Closer to the house, generous patio areas wrap around two sides, providing natural spaces for outdoor dining and entertaining, while established flower beds, a cutting garden with fruit cage, a separate orchard with mature fruit trees and a croquet lawn make the grounds both beautiful and highly usable.

Location

The property is set in a beautiful rural location, a stone's throw away from historic Faversham, the cathedral city of Canterbury and the coastal town of Whitstable, all of which combine to provide an array of cultural, sporting and recreational opportunities, together with an excellent range of educational facilities in both the independent and state sectors.

There are excellent road and rail links: the A2/M2 gives access to major regional centres, the motorway network, London and the coast. Faversham station offers regular services to central London with journey times from 68 minutes, whilst the Port of Dover and Eurotunnel offer connections to Continental Europe.



Distances

- Faversham 1.7 miles
- Whitstable 10.8 miles
- Canterbury 11.9 miles
- Ebbsfleet International station 34.5 miles (London St Pancras from 19 minutes)
- Central London 55.8 miles

Nearby Stations

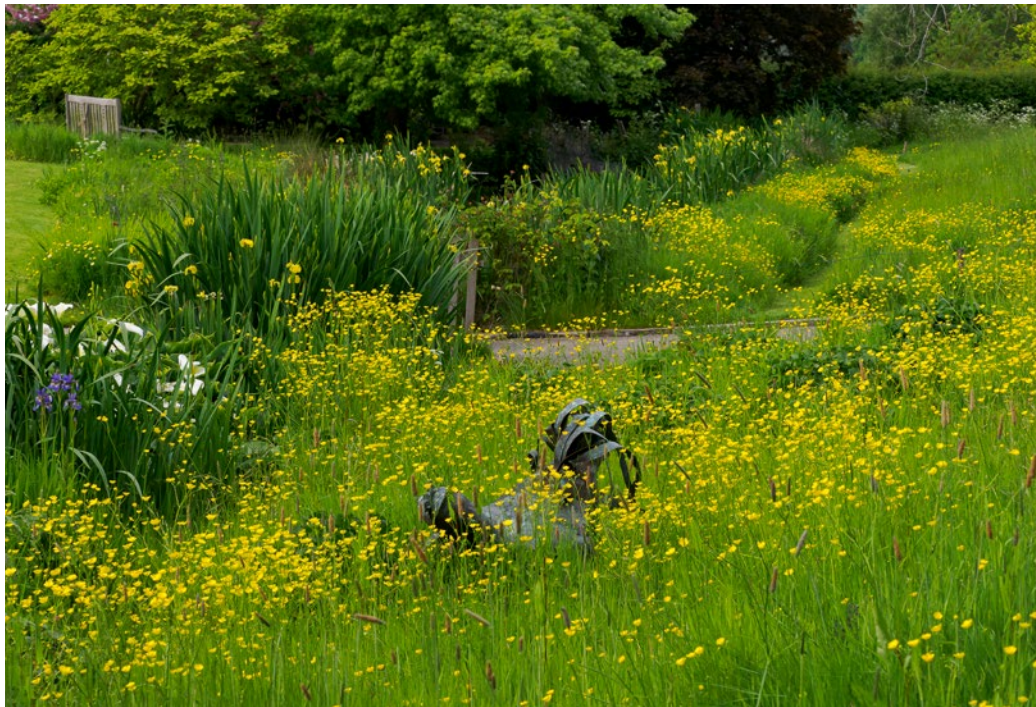
- Faversham (for London St Pancras, Cannon Street and London Victoria)

Nearby Schools

- Luddenham School
- Queen Elizabeth's Grammar School
- Lorenden Prep
- Kent College
- St Edmund's School
- The King's School, Canterbury









Garage Apartment



Garage Apartment



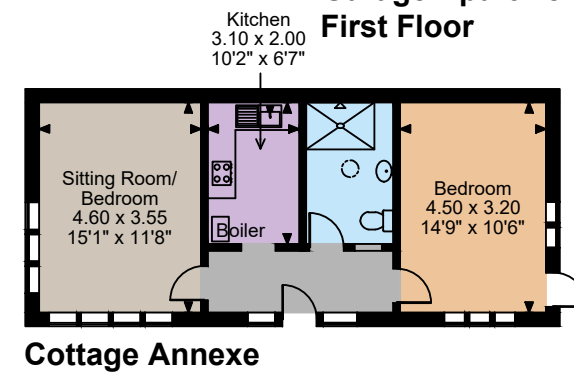
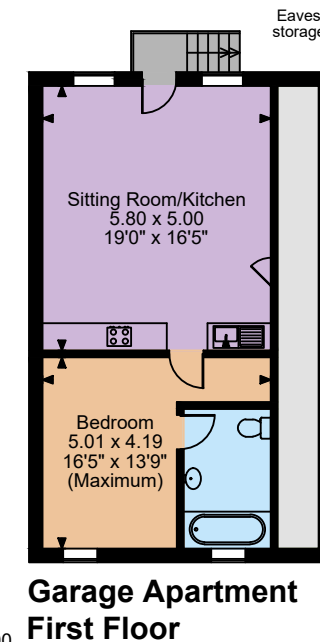
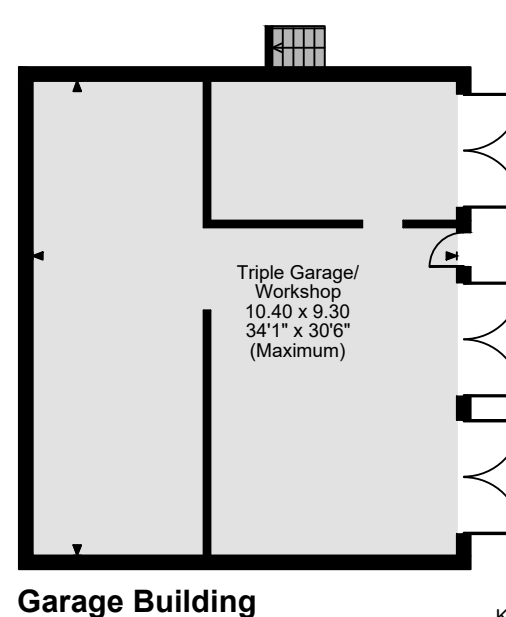
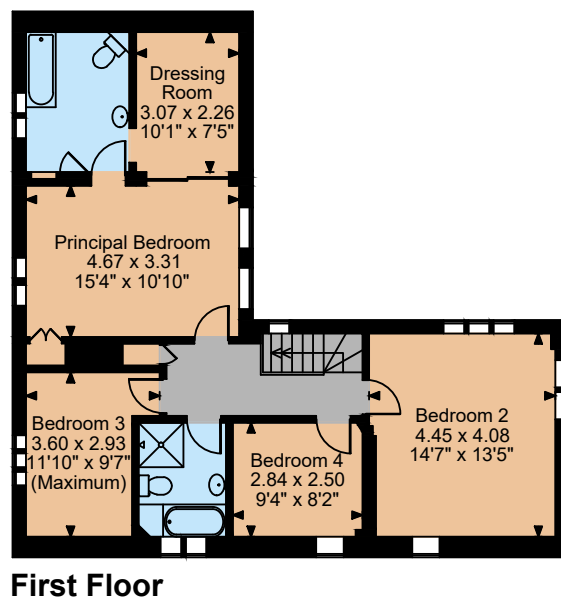
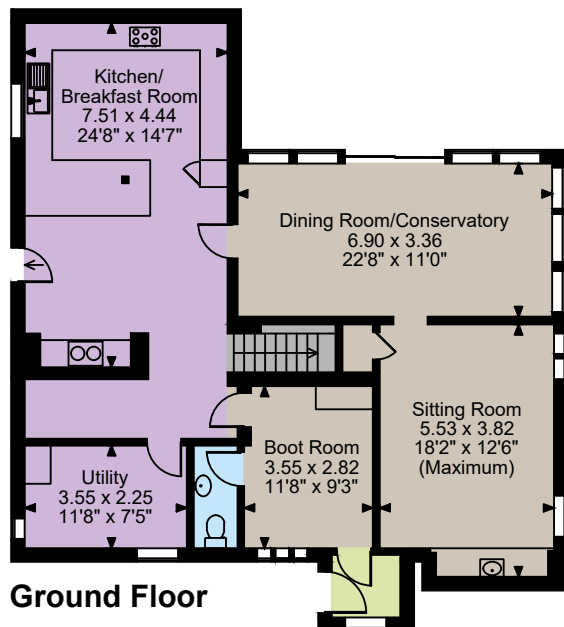
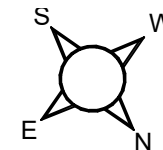
Garage Apartment



Garage Apartment



- Main House internal area 2,135 sq ft (198 sq m)
- Outbuildings/Annexes internal area 2,141 sq ft (199 sq m)
- Total internal area 4,276 sq ft (397 sq m)
- For identification purposes only.



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

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 Outbuildings/Annexes internal area 2,141 sq ft (199 sq m)
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Directions

ME13 OTE

what3words: ///wreck.report.debating - brings you to the property's driveway

General

Local Authority: Swale Borough Council

Services: Mains electricity and water. We understand that the private drainage at the property complies with the relevant regulations. Confirmation is being sought. Heated by a Dimplex Quantum Smart System.

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

Agent's note: The vendor advises that the property currently benefits from high-speed broadband ranging 600-900 Mbps

Council Tax: Band G

EPC Rating: D

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

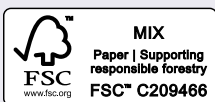
Canterbury

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