



FOUNDATION

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41A Horselees Road, Boughton-under-Blean, ME13 9TE

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



41A Horselees Road, Boughton-under-Blean ME13 9TE

- Modern Semi-Detached Cottage
- Three Bedrooms & Two Luxury Bathrooms
- Delightful Kitchen Breakfast Room
- Spacious Hallway With Cloakroom
- Charming Sitting Room With Bi-Fold Doors
- South Facing Garden & Off Road Parking
- Moments From Boughton Village High Street
- Just Three Miles From The Market Town Of Faversham

SITUATION:

Boughton-under-Blean is five miles east of Faversham and five miles west of the bustling cathedral city of Canterbury. It has an extremely long main street with scores of old buildings either side and is a designated conservation area.

The village benefits from a primary school, a post office, hairdressers, several churches and a village store. There are a range of pubs and restaurants, and it has a real community feel. It is situated next to Blean Woods which have been designated a Site of Special Scientific Interest and cover more than eleven square miles.

Boughton is close to the A2, which gives easy access to the motorway network, London and coast bound. Its neighbouring village Dunkirk has a new village hall, a garden centre, a pub and farm shop. The villages are closely linked and have a real community spirit.

The nearby towns of Faversham and Canterbury offer a wide choice of secondary education, leisure amenities and excellent shopping facilities along with mainline train stations with the high-speed link to London St Pancras. Faversham has the renowned Queen Elizabeth Grammar School, whilst Canterbury offers a selection of both state and private schools, and three universities

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.



DESCRIPTION:

A modern semi-detached cottage built in 2014 to an exceptionally high standard and presents good energy efficiency throughout. Perfectly located in the village of Boughton you are just a short walk from village amenities including several restaurants, a post office and local primary school.

Aylesbury cottage has been generously extended and is beautifully presented with solid wood doors and neutral décor. This charming home offers a wonderful open plan kitchen breakfast room as well as a spacious sitting room with bi fold doors to the south facing garden.

A smart block paved driveway leads to a wood effect glazed front door which sits within a tile hung and brick façade. The front door opens into a light and airy hallway with cloakroom, downstairs storage cupboard and an area which is a perfect for keeping coats and shoes.



OUTSIDE:

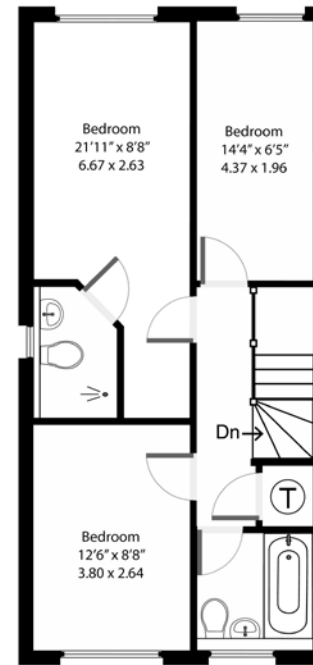
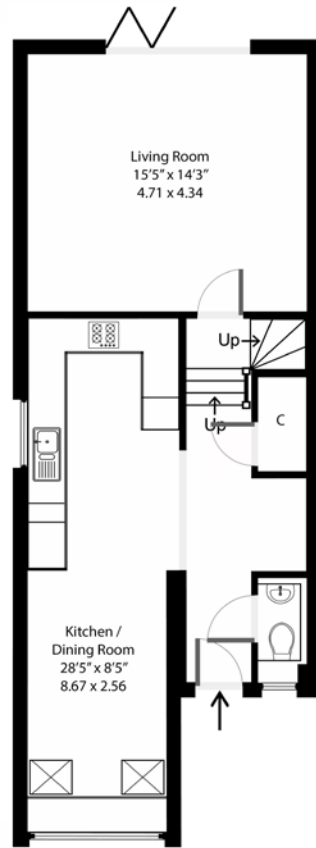
The stone floor tiles continue into the kitchen diner, this previously formed part of the garage and was converted in 2016 to create a magnificent open plan kitchen breakfast room with high ceilings and sky lights which allow light to pour into this space.

The kitchen has an array of gloss unit which integrate several main appliances and have been finished with rich granite work tops. A few steps ascend to a splendid sitting room which has bi-fold doors that open out onto the south facing rear garden.

To the first floor one will find a galleried landing that leads to three double bedrooms and a well-appointed family bathroom. The main bedroom is particularly large and benefits from a dressing area and an ensuite shower room which has been tastefully tiled.

The south facing garden is private and peaceful and has a patio area that leads directly from the sitting room and provides a good base for alfresco dining, this leads to the side of the property allowing for access via the front.

The rest of the garden is low maintenance with artificial grass and high planters which encompass attractive shrubs, beyond this there is a rockery which reaches to the fencing at the rear.



TOTAL FLOOR AREA: 1131 sq. ft (105 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All main services are connected

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