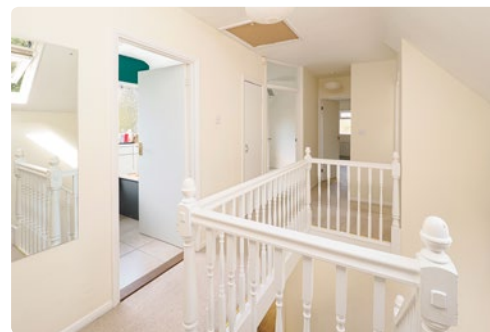




Freehold



Willow Bank, Hickmans Green, Boughton-under-Blean ME13 9NT

- Substantial Detached Family Home
- Over 2000 Sq.Ft Of Beautifully Presented Accommodation
- Five Bedrooms & Two Bathrooms
- Two Large Reception Rooms With Garden Access
- Vaulted Principle Bedroom With En-Suite
- Approx. Half An Acre Of Enchanting Gardens
- Rural Woodland Setting Close To Boughton Village
- Double Garage, Driveway & Several Outbuildings

SITUATION:

Hickmans Green is a beautiful, rural, woodland setting just outside the village of Boughton-under-Blean, and just one and a half miles from a mainline railway station in the nearby village of Selling.

Boughton-under-Blean is a designated conservation area with an extremely long High Street that has scores of beautiful period buildings on either side. The village benefits from a very good primary school, hairdressers, a post office, a village store, several churches and a Golf Club. There are a range of pubs and restaurants, and the village has a real sense of community. 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 has a regular bus service to Canterbury and Faversham and is close to the A2, which gives easy access to the M2 motorway network for London and the coast.

For a much wider range of amenities, you have the nearby market town of Faversham (three miles) and the bustling cathedral city of Canterbury (five miles). These both offer a superb range of shopping and recreational amenities, a fine selection of both private and state grammar schools, and mainline railway stations with high speed services to London Victoria, Canon street and St Pancras.

The charming seaside town of Whitstable (just seven miles away) is famous for its seafood and annual oyster festival, held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local schools, numerous restaurants, excellent leisure facilities and its own mainline railway station with a high-speed service to St Pancras.



DESCRIPTION:

A delightful detached family home, offering over 2000 sq.ft of beautifully appointed accommodation and situated in a wonderfully rural woodland setting, just outside the village of Boughton-under-Blean.

Willow Bank is surrounded by approximately half an acre of enchanting, natural gardens which incorporate several outbuildings and a double garage all of which holds potential for further conversion. STPC.

The property has been extended over the years and the current owners have made several improvements by creatively enhancing with fine décor alongside ensuring the property is energy efficient by installing additional insulation.

The front door opens into a large porch with a tiled floor, a vaulted ceiling, tall, double-glazed windows and a modern, well-appointed cloakroom. The tiled flooring continues into a much larger entrance hall

with stairs to the first floor and access to the two reception rooms.

To the right there is an elegant, dual aspect sitting room, with contemporary wood burning stove, and wide double glazed sliding doors which give spectacular views over the gardens. The room has been enhanced by rich Farrow & Ball décor which complements the pale carpet and its stunning green surroundings.

The second reception room is an impressive open plan dining/family room, which measures over 29 ft and enjoys attractive views over the pretty gardens which surround the house.

From here, a set of double-glazed French doors open onto a covered veranda which is enclosed by low level brick walls and covered by a tall, vaulted roof. This could easily be glazed and converted into a garden room for additional living space.

Also from the dining/family room, double doors open into a kitchen with wonderful views over woodland to the front of the house. This has been fitted with a good range of dark wall and floor units set around rolled top work surfaces. There is an array of integrated appliances, which include a new cooker and hob and the space is further enhanced by a walk-in larder.

Beyond the kitchen, there is a large utility room fitted with ample storage cupboards, plumbing for white goods, a cloakroom and access to the garden.

On the first floor, a long, galleried landing leads to five bedrooms and a family bathroom with a modern white suite. Four of the bedrooms are well proportioned double bedrooms, whilst the fifth bedroom is a comfortable single bedroom.



The master bedroom is an impressive double room, with a beamed and vaulted ceiling, ample built-in wardrobes, a well-appointed en suite shower room and lovely views over the garden and woodland beyond.

OUTSIDE:

Willow Bank is set within a generous and secluded plot of approximately half an acre and is surrounded by over 70 acres of natural woodland. Consequently, the gardens have been carefully and lovingly planted to allow for a sympathetic mixture of formal gardens and naturally wild woodland and are a truly magnificent backdrop for the house.

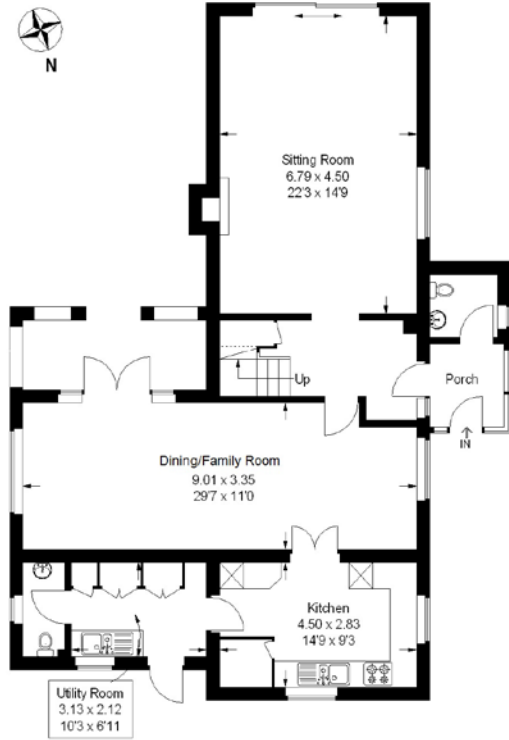
There are attractive and well stocked formal borders, alongside large expanses of lawn which are interspersed with a variety of wildflowers such as snowdrops and bluebells, in addition to numerous mature trees such as oak, silver birch, beech, copper beech, holly and chestnut trees.

Adjacent to the house, there is a large, gravelled patio area with a pond and lovely raised banks, planted with a variety of mature flowers and shrubs. To the side of the property, a driveway provides parking for four cars and leads to a brick built double garage and workshop. Beyond this, there is a covered storage barn, a timber shed and a large timber workshop with power and light connected to it.

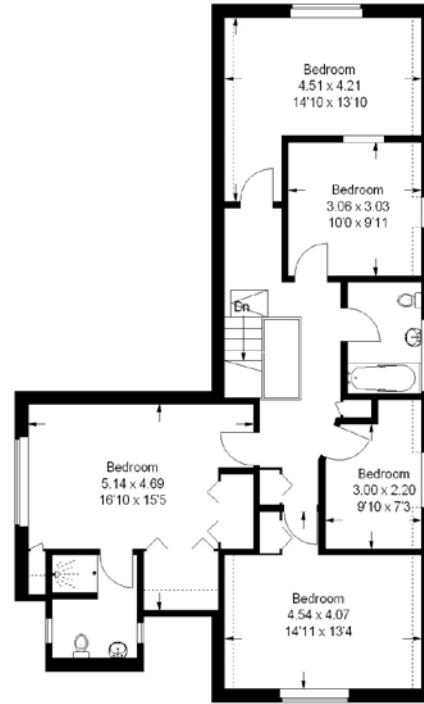




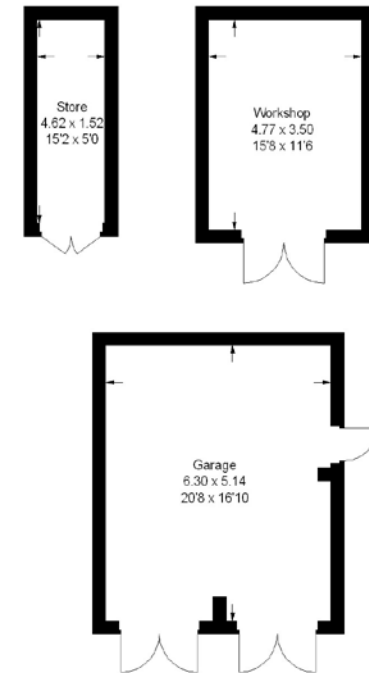




Ground Floor



First Floor



Outbuildings
(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5 m / 5'0"



TOTAL FLOOR AREA: 2727 sq. ft (253 sq. m)
HOUSE: 2103 sq. ft (195 sq. m)
OUTBUILDINGS: 624 sq. ft (58 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage all other services are mains connected

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