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193 - 195 The Street, Boughton-under-Blean ME13 9BH

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



193- 195 The Street, Boughton-under-Blean ME13 9BH

- Grade II Listed Period Property
- Bursting With Features - Exposed Beams & Open Fireplaces
- Beautifully Presented With Fine Décor
- Newly Fitted Modern Kitchen & Breakfast Bar
- Restored Timber Framed Windows
- Two Reception Rooms With Wood Burners & Basement
- Off Road Parking & South Facing Rear Garden
- Splendid Garden Studio With French Doors

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:

Once a sweet shop in the popular high street of Boughton which is conveniently located between the cathedral city of Canterbury and market town of Faversham. It benefits from an extensive amount of off-road parking and a south facing walled garden with studio and workshop.

The current owners have wonderfully enhanced the property by adding a new kitchen, restored every window, carried out extensive work on the roof and significantly upgraded the heating system by changing the boiler, installing column radiators, and laying underfloor heating in key rooms. These modern enhancements blend wonderfully with the preservation of this grade II listed property, allowing features to flourish alongside the high specification of bathrooms and kitchen.

The door opens into a split-level hallway with stripped floorboards. To the right there is a bay fronted dining room with exposed brick



fireplace which encompasses a wood burning stove. To the left, a cosy sitting room is centred round an inglenook fireplace, where a Stovax wood burner is nestled underneath an oak bressummer.

The ground floor is split level and a few steps descend down into a central lobby which branches off to the contemporary newly fitted kitchen breakfast room which has been well configured to incorporate integrated appliances and a breakfast bar which are all finished with slimline natural stone worktops.

To the other side of the lobby there is a well-appointed family bathroom with WC, basin and slipper bathtub with traditional style rainfall shower. Stairs descend to the lower ground floor where one will find a double cellar. Half is used as a utility room whilst the other side has been fully tanked and makes an ideal children's den/guest room.

To the first floor there are two characterful bedrooms both with period fireplaces and quirky original cupboards. The main bedroom

benefits from an en-suite with newly fitted shower and a delightful dressing room. Stairs wind to the second floor where a galleried landing has splendid views and leads to two bedrooms ideal for children sharing or alternatively as a peaceful office.

OUTSIDE:

The south facing walled garden backs onto mature trees and has an abundance of established shrubs and flowers which border the lawn. The raised patio allows for off road parking accessed from an electric gate, the elevation at the rear is particularly attractive with a Kent peg, cat slide roof, wooden framed, double-glazed windows and a little dormer peeping out between the chimneys. The patio steps down onto another seating area ideal for alfresco dining. At the foot of the garden there is a sympathetically built studio/workshop, with double glazed French doors. Half is used as a gym whilst the other side has ample storage including a loft area. To the rear of studio there is an area sheltered by the roof to keep bicycles or logs.



TOTAL FLOOR AREA: 1984 sq. ft (184 sq. m)
 HOUSE: 1744 sq. ft (162 sq. m)
 OUTHOUSE: 240 sq. ft (22 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 C



GENERAL INFORMATION
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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