



Freehold



1 Highview Close, Boughton-under-Blean Faversham ME13 9TF

- Delightful End Of Terrace Property
- Three Generously Proportioned Bedrooms
- Open Plan Family Living Area
- Extended & Fully Updated Kitchen
- Beautifully Presented Throughout With Rich Decor
- Newly Fitted Carpets & Integral Wardrobes
- Established South Facing Rear Garden
- Driveway & Garage Which Could Be Converted STPC

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 beautifully presented end of terrace 1970's built property which benefits from a private and peaceful south facing rear garden, off road parking and a garage which holds the potential to convert. STPC.

The current owners have done an exceptional amount of work to the property by decorating throughout using a striking Farrow & Ball palette combined with plush new carpets and a fully updated kitchen.

The UPVC front door opens into a stunning entrance hall with original parquet flooring and a white painted wooden staircase, the flooring leads seamlessly through to the bay fronted, open plan family room which has French doors to the rear garden.

The room has clear division for lounging and eating and the dining area which overlooks the south facing garden also has a serving hatch that links to the kitchen.



The kitchen breakfast room was extended in the late 1970's and has been beautifully configured with a vast amount of solid oak work tops which are complemented by the dark painted units and tiled flooring.

To the first floor a galleried landing leads to three generously proportioned bedrooms all with new plush carpets. The two double bedrooms both benefit from deep fitted wardrobes, the first-floor space is further enhanced by a family bathroom with separate bath and quadrant shower.

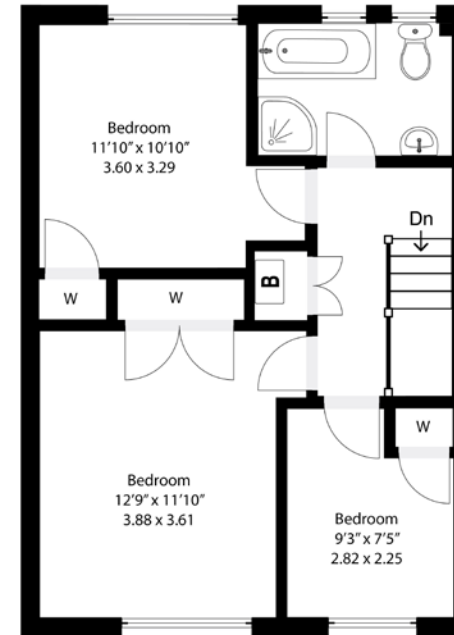
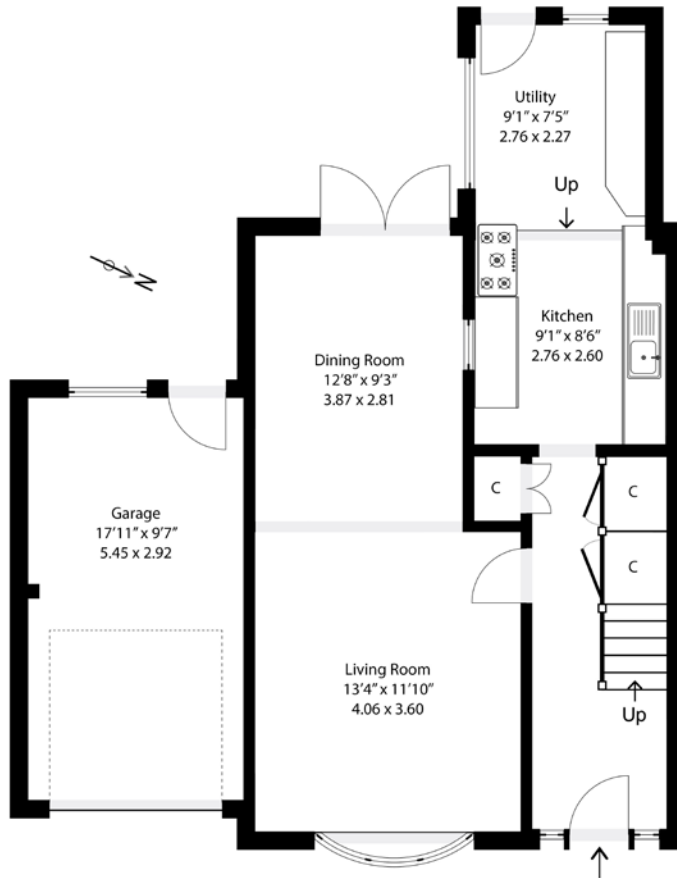
Every effort has been made to ensure the property is energy efficient, with double glazed windows and doors, good levels of insulation and a gas central heating system, helping reduce energy bills and contribute to greener living.

OUTSIDE:

The established south facing rear garden is mainly laid to lawn and surrounded by mature shrubs and young trees which provide privacy and a delicate amount of shade.

French doors from the family room step out onto raised decking whilst this steps down onto a patio area where seating has been arranged.

To the front of the property there is a front garden/driveway with an attached garage, this could be converted or incorporated within the house. STPC.



TOTAL FLOOR AREA: 1218 sq. ft (113 sq. m)
 HOUSE: 1047 sq. ft (97 sq. m)
 GARAGE: 171 sq. ft (16 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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