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The Callans, Horselees Road, Boughton-under-Blean ME13 9TE

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



The Callans, Horselees Road, Boughton-under-Blean ME13 9TE

- Substantial Detached Attractive Residence
- Five Double Bedrooms & Three Stylish Bathrooms
- Three Reception Rooms & Double-Glazed Conservatory
- Potential To Create A Self Contained Annexe
- Extensive Kitchen Space & Utility Area
- Over 2300 Sq.Ft Of Spacious & Versatile Accommodation
- Beautifully Presented Throughout
- Paved Driveway & South Facing Rear Garden

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 substantial five bedroomed, detached property built in 2011 and has recently been extended and now offers over 2300 sq.ft of spacious and versatile accommodation which includes a converted garage, a recently added conservatory and a beautifully appointed loft conversion.

The Callans has an exceptionally attractive façade is teamed with off road parking for up to four cars and southerly facing rear garden.

Every effort has been made to ensure the property is energy efficient with new double-glazed windows and doors, underfloor and gas central heating alongside additional roof insulation, when the loft was converted.

The doorway opens into an entrance hall, with cloakroom and plenty of storage, engineered oak flooring has been laid throughout and draws your eye to the rear of the property where one will find two reception rooms, both beautifully presented.



The dining room leads onto a double-glazed conservatory which has French doors opening onto the garden, whilst the sitting room also has access to the patio via French doors.

From the hallway the kitchen has been cleverly arranged over two rooms, both with high gloss units integrating all main appliances and complemented with rich granite work tops. The space is further enhanced by a utility room that also provides access to the garden.

The second kitchen forms part of the garage conversion and incorporates a home office. This has the potential to be a small annexe as it has its own entrance, and a kitchen, ideal for an elderly relative.

To the first floor one will find a large landing that leads to four double bedrooms and a well-appointed family bathroom with walk in shower and separate bathtub.

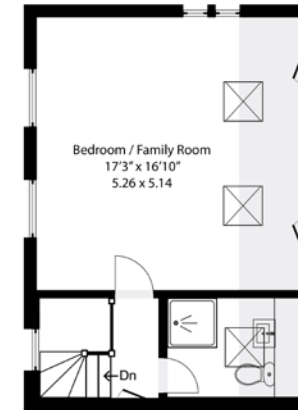
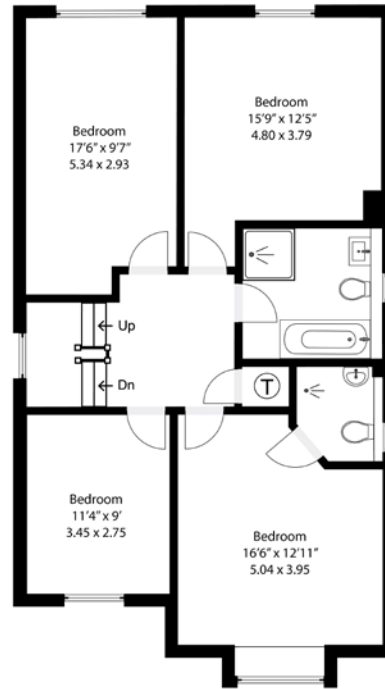
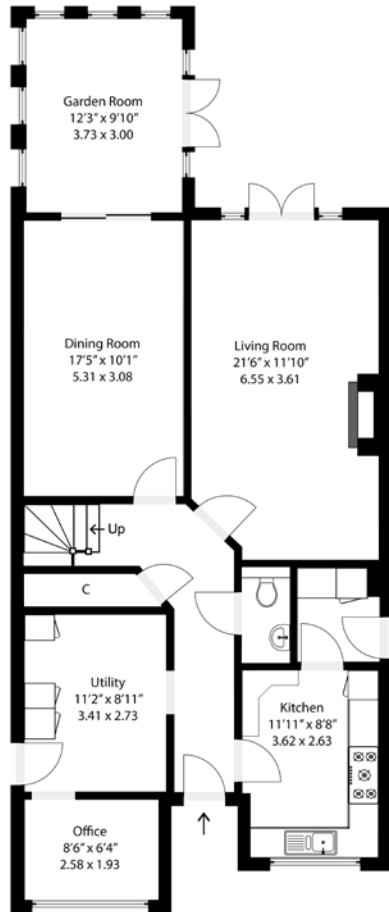
The principal bedroom overlooks the front of the property and has an expanse of space and benefits from a stylish wet room.

In 2016 the loft was converted to create a luxury ensuite which accompanies the vast, triple aspect, 17ft double bedroom.

OUTSIDE:

The Callans occupies an attractive plot, to the front of the property there is a large, paved driveway which is bordered by mature hedging, whilst to the rear there is a beautifully landscaped, southerly facing garden which is bordered by wooden fencing and an array of established shrubs.

A patio offers an area for alfresco dining and can be accessed from the French doors in the conservatory and sitting room.



TOTAL FLOOR AREA: 2306 sq. ft (214 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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