





Freehold



## 12 Field End Place, Boughton-under-Blean ME13 9TB

- Delightful 1970's Semi Detached Property
- Three Bedrooms & Two Bathrooms
- Bright & Airy Open Plan Living Areas
- Fully Renovated & Extended Kitchen
- French Doors To The South Easterly Facing Garden
- Fine Décor New Carpets & Bespoke Joinery
- Peaceful Close In The Village Of Boughton
- Situated Between Faversham & Canterbury

### 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. Faversham has a wide choice of supermarkets, restaurants, individual shops and leisure facilities. There are three markets a week in the cobbled town square beside the ancient Guildhall.

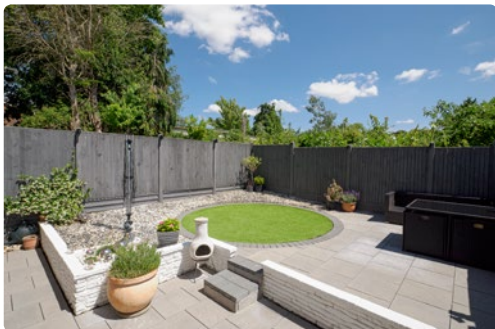


#### DESCRIPTION:

A beautifully presented semi-detached property built in the 1970's and recently undergone a full renovation which includes a partial conversion of the garage to incorporate a large open plan kitchen breakfast room.

The current owner have made many improvements including the installation of brand new UPVC windows and doors, a new kitchen, updated bathrooms, new carpets and a fully landscaped garden and bloc paved driveway. The creative décor and bespoke joinery combined with high specification fixtures and fittings bring a quality finish to this 1000 sq.ft property.

Perfectly situated in the village of Boughton, within walking distance to the local school, yet in a peaceful close with off road parking and a south easterly facing garden.



The glazed front door opens into a striking open plan kitchen breakfast room which has been finished with dark units, white laminate work tops, and metro style tiles. Half of the space was converted and knocked through from the garage allowing space to incorporate a utility area, a quirky pantry, and breakfast bar.

At the rear of the property there is a large family room with French doors opening onto the southerly facing garden, newly laid carpets and fine décor finish the room beautifully, whilst the layout allows for formal dining and relaxed seating.

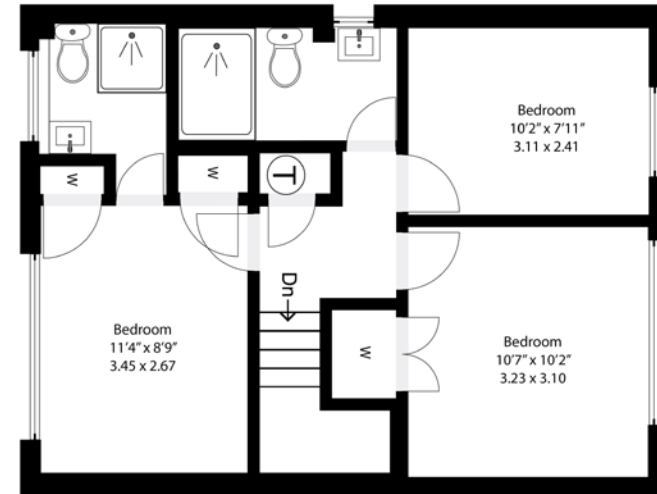
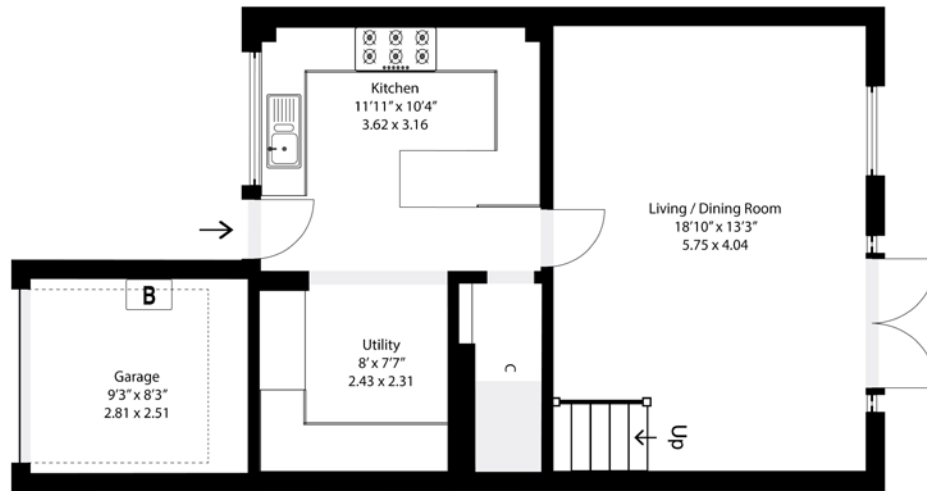
Stairs rise to the first floor where one will find three generously proportioned bedrooms and a recently installed family bathroom which has a brand new Aqualisa rainfall shower.

The main bedroom has an ensuite shower room, extensive fitted wardrobes with bespoke storage, attractive panelling has been beautifully crafted and adds a depth of elegance to this abode.

#### OUTSIDE:

To the front of the property, the driveway has been paved and provides parking for several cars, the garage currently offers storage, but could be further converted to offer a home office. STPC

To the rear of the property the southerly facing garden has been wonderfully landscaped offering a patio area, artificial turf bordered by gravel. There is a convenient side access, ideal for getting waste bins to the front.



TOTAL FLOOR AREA: 1045 sq. ft (97 sq. m)  
 HOUSE: 969 sq. ft (90 sq. m)  
 GARAGE: 76 sq. ft (7 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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