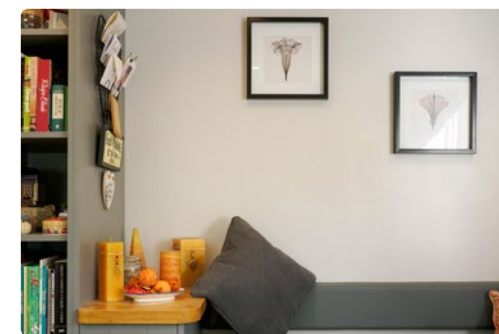
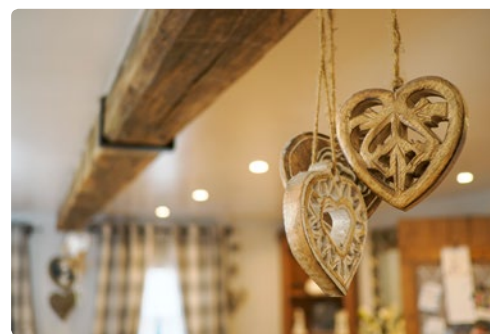




Freehold



Prices Cottage, Horselees Road, Boughton-under-Blean ME13 9TQ

- Enchanting Attached Period Cottage
- Almost 2000 Sq.Ft Of Charming Accommodation
- Three/Four Bedrooms & Two Bathrooms
- Open plan Kitchen Dining Room
- Living Room With Inglenook Fireplace & Wood Burning Stove
- Extension Offering Potential Annexe
- Recently Installed Kitchen & Appliances
- Superb Covered Outside Entertaining Area

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:

An enchanting cottage tucked away in an idyllic and peaceful location in the popular village of Boughton. The three/four-bedroom property offers almost 2000 sq.ft of spacious and versatile accommodation which occupies a generous plot, which includes off road parking and a garage.

Prices cottage dates back to the mid 1800's and is bursting with period features which include exposed beams, decorative panelling, latch key doors and a charming inglenook fireplace.

The current owner has made significant improvements over the years which includes redesigning the back garden to create an outside entertaining area, opening up the kitchen dining room to create one large family space, installing a bespoke oak topped kitchen and an extension to create a playroom and office.

The property is exceptionally versatile with the option to create a fourth bedroom either by dividing the vast triple aspect main bedroom or by changing the playroom into a ground floor bedroom, ideal for an elderly relative.

The front door opens into a welcoming entrance hall with wood panelled walls, a beamed ceiling and a ceramic tiled floor which continues through into a useful utility room and quirky cloakroom.

The sitting room is particularly cosy with many exposed beams, stripped wood floors and an inglenook fireplace with a wood burning stove. This opens into a further reception room with wide exposed floorboards, a beamed ceiling, and French doors to the rear garden.

The kitchen/breakfast room has been opened up to create a large family room fitted with a range of bespoke wall and floor units set around oak work tops and integrating all main

appliances which include two ovens, a microwave and dishwasher. The space is further enhanced by built in seating which also offers additional storage there is ample room for a table and chairs and French doors to the lawned garden whilst to the opposite side there is a stable door opening out onto the south facing garden.

From the family room a doorway leads to the extension added in 2019 this offers both a playroom and home office with sky lights and french doors, this could also work well as a ground floor bedroom/annexe.

Stairs ascend to the first floor where one will find three double bedrooms and a spacious family bathroom with a modern white suite including a shower enclosure and a corner bath. The master bedroom is a magnificent triple aspect bedroom with four built in double wardrobes and a lovely en-suite shower room this could easily be divided to create a fourth bedroom (STPC) should someone require.







OUTSIDE:

There is a gravelled driveway providing parking for several vehicles to the front of the property, this leads to the detached garage/workshop.

The front garden is mainly laid to lawn with mature flower and shrub borders and is fully enclosed by fencing allowing it to be safe for both children and animals.

To the rear there is a split-level sandstone patio which stretches the entire width of the house. There is a beautifully planted raised bed set behind sleepers with a variety of mature shrubs including a tall bamboo plant.

There is some raised decking with an inset hot tub to one side, whilst to the other side of the garden there is a vine covered pergola which leads to a wonderful, covered barbeque and seating area ideal for entertaining.





Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 2159 sq. ft (201 sq. m)
 HOUSE: 1943 sq. ft (181 sq. m)
 GARAGE: 216 sq. ft (20 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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