



Freehold



2 Marion Gardens, Horselees Road Boughton ME13 9TE

- Striking Detached Bungalow
- Three Bedrooms & Two Bathrooms
- Contemporary Kitchen & Utility Room
- Open Plan Living Room With Wood Burning Stove
- Exceptionally Energy Efficient
- Beautifully Presented Throughout
- Attractive Gardens & Off Road Parking
- 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.



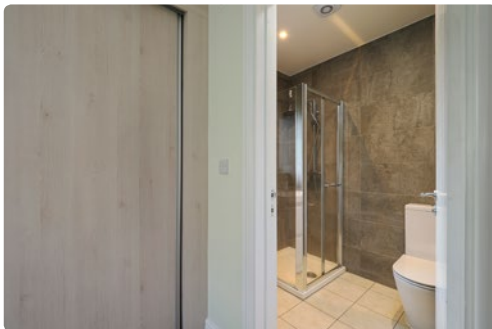
DESCRIPTION:

A striking detached bungalow built in 2018 to an exceptionally high standard using fine materials and ensuring excellent levels of energy efficiency.

No.2 Marion Gardens has an attractive facade with neatly kept gardens, windows dressed in contemporary shutters and a composite front door. Occupying an equally lovely plot of landscaped rear gardens which wrap around two sides of the bungalow and also include two off road parking spaces.

An open plan living area, three bedrooms and two luxury bathrooms are configured around a large entrance hall and the bungalow offers a generous 1000 sq.ft.

Sat nestled in a quiet position in the sought-after village of Boughton under Blean, local facilities are all accessible by foot including the village school, a post office, convenience store and a selection of pubs and restaurants. The village is surrounded by an abundance of



rural walks that link to other popular villages including Hernhill, Dunkirk and the beautiful Mount Ephraim gardens.

The front door opens into a spacious entrance hall, fine quality wood effect, laminate flooring is laid seamlessly throughout and complements the whitewashed walls.

To the left there is a triple aspect open plan living area which has been beautifully laid out giving clear division for relaxing, dining and cooking. A wood burning stove is nestled within the chimney breast whilst French doors lead to the rear garden.

The kitchen has been fitted with contemporary wall and floor units finished with laminate work tops and metro style tiles. All main appliances are integrated and include a dishwasher, double oven and fridge freezer.

The space is further enhanced by a utility room fitted with matching units and space for laundry appliances.

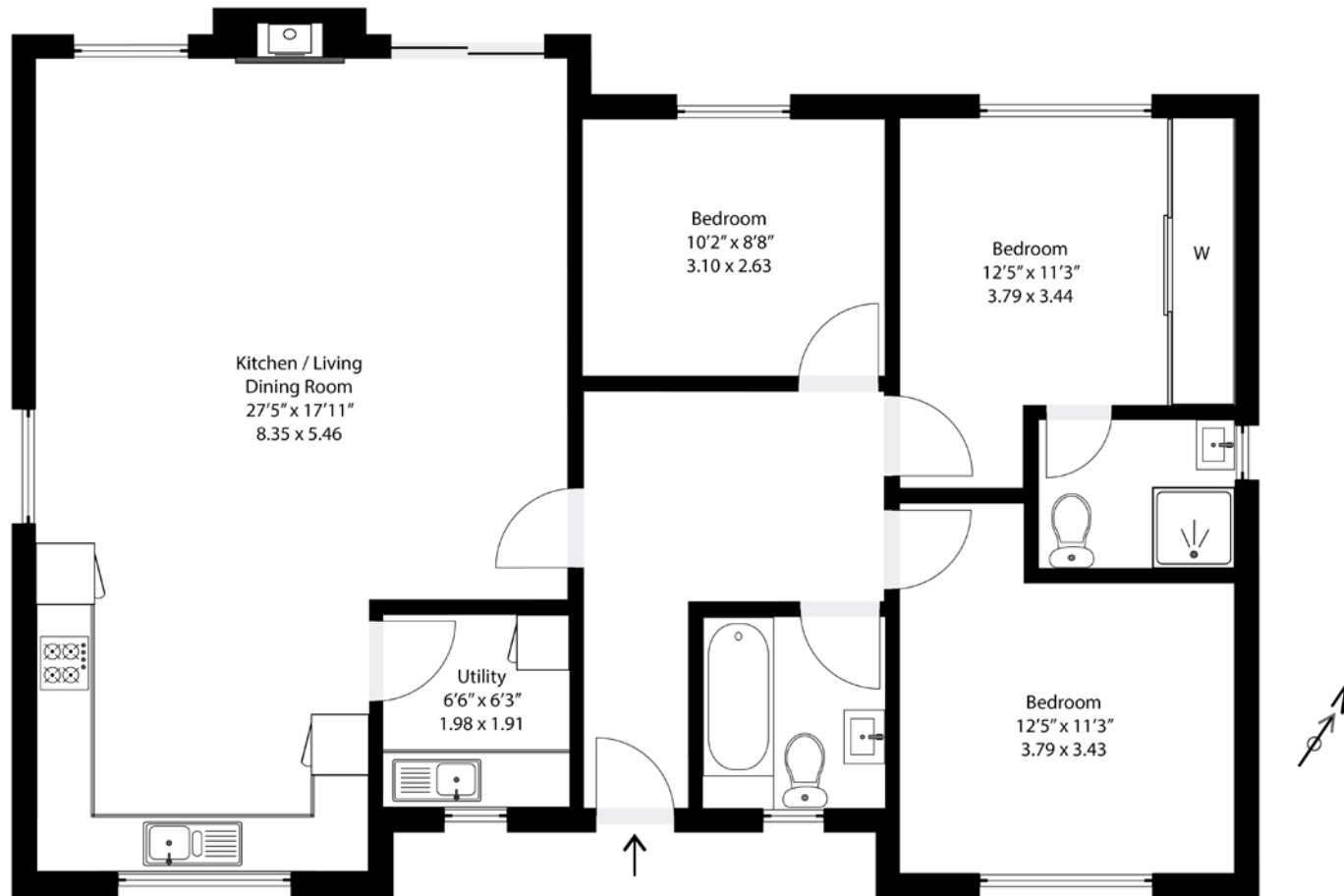
There are three bedrooms, the main bedroom benefits from an expanse of fitted wardrobes and an en-suite shower room.

The main bathroom has a shower over bath and is finished with Amtico flooring and sleek white modern tiles.

OUTSIDE:

The garden wraps round both sides of the bungalow with sandstone patio running directly from the French doors and sleepers creating borders for flowers beds. Steps rise to the neatly laid lawn which stretches out to established shrubs and young trees, along side this there is a raised decked seating area and recently installed storage shed.

To the right of the property there is two parking spaces whilst at the front the garden sits behind a picket fence and is immaculately presented with artificial grass and patio stones.



TOTAL FLOOR AREA: 1022 sq. ft (95 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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