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6 St. Pauls Crescent, Boughton-under-Blean ME13 9AZ

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION



Freehold



## 6 St. Pauls Crescent, Boughton ME13 9AZ

- Semi Detached 1950's Property
- Recently Enhanced & Creatively Extended
- Three Bedrooms & Open Plan Living Area
- Ornate Open Fire Place & Oak Flooring
- Newly Installed Kitchen Breakfast Room
- Attractive Front & Rear Gardens
- Situated Between Faversham & Canterbury
- Quiet Location Yet Close To Village Amenities

### 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 splendid semi-detached property that has been creatively extended and improved by the current owners who have not only increased the footprint to almost 1000 sq.ft but have beautifully enhanced the layout and created an additional bedroom.

Sit 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 property benefits from both front and rear gardens as well as plenty of parking. The southerly facing front garden has an abundance of young trees and established shrubs and is mainly laid to lawn whilst the rear offers a barbecue area and artificial grass.

The new composite front door opens into an entrance lobby with decorative tiles and plenty of space for coats and shoes. This in turn opens into a splendid newly fitted kitchen breakfast room which has contemporary units, including a large pantry and plenty of space for appliances. The room has been tastefully finished with metro style tiles and wood effect work tops and incorporates a breakfast bar.

Adjacent to the kitchen there is a large open plan lounge dining area which has solid oak flooring and an ornate cast iron open fireplace. French doors open into a utility area with a cloakroom and access to the rear garden.

The stairs rise to the first floor where one will find the main double bedroom with fitted wardrobes and a well-appointed family bathroom, the second bedroom on this floor forms part of the extension with roof light at one end and dormer at the other, it's the

perfect room for children to share.

The upstairs accommodation is further enhanced by an additional double bedroom on the second floor.

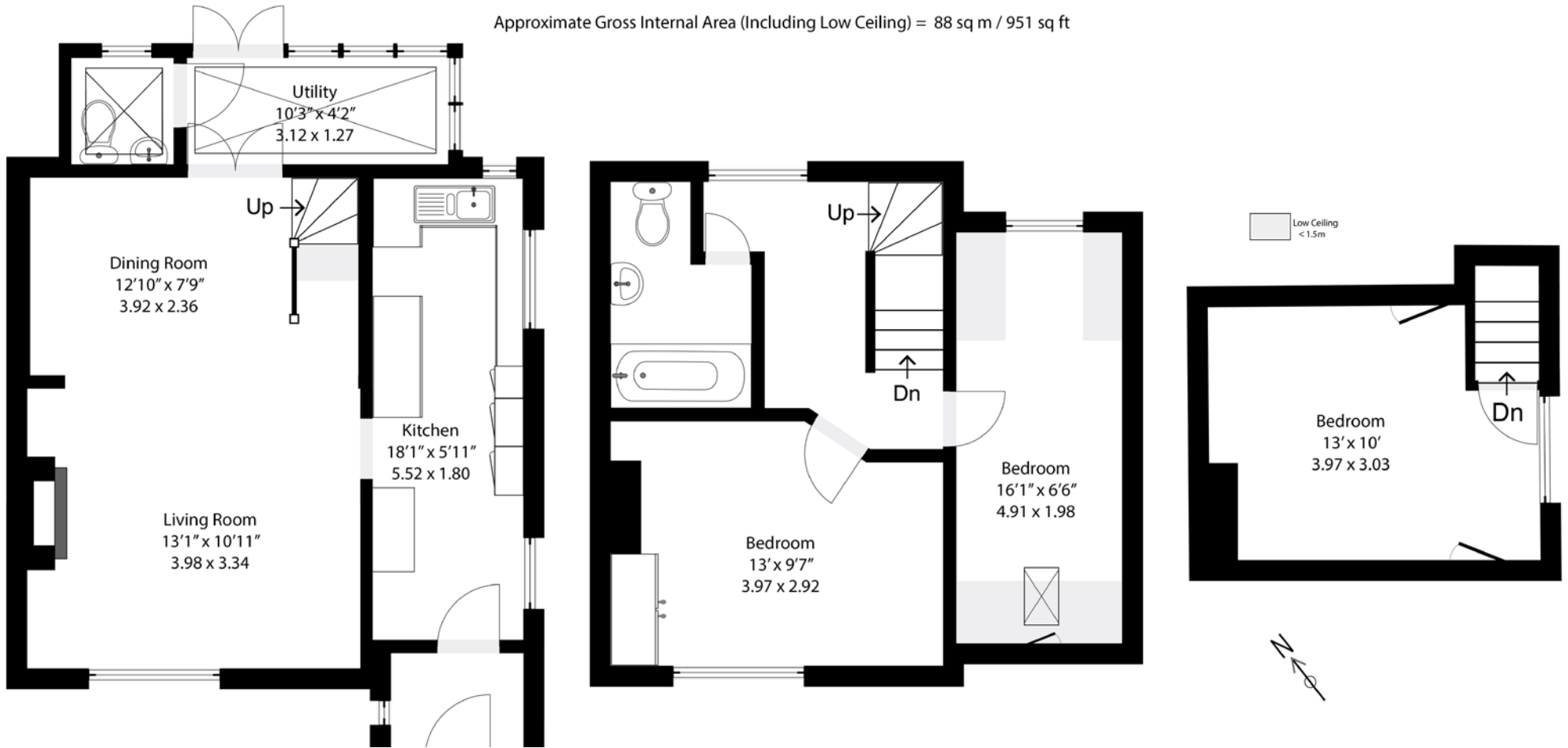
OUTSIDE:

The property occupies a generous plot with gardens to both the front and rear, the garden at the front is mainly laid to lawn with an abundance of small shrubs and young trees bordered by a picket fence. There is a pathway to the side of the garden and a gate leading to the front door or alternatively the pathway continues to the rear garden.

The garden accessible from the utility room has a barbecue area, artificial grass and a small storage shed, it is totally private and secure with a gate leading to the front.



Approximate Gross Internal Area (Including Low Ceiling) = 88 sq m / 951 sq ft



TOTAL FLOOR AREA: 951 sq. ft (88 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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