



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

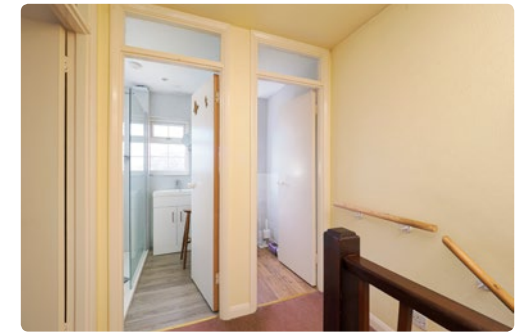
www.foundationestateagents.co.uk



11 Highview Close, Boughton-under-Blean, ME13 9TF

3 BEDROOMS | 1 BATHROOMS | 1 RECEPTIONS

Freehold



11 Highview Close, Boughton-under-Blean, ME13 9TF

- Generously Proportioned Terrace Property
- Opportunity To Make Further Enhancements
- Three Bedrooms & Upstairs Bathroom
- Open Plan Living Room
- South Facing Rear Garden
- Garage & Long Front Garden
- Situated Between Faversham & Canterbury
- Surrounded By Rural Walks & 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 generously proportioned terrace property built in the 1970s and has stayed with the same family since.

The property benefits from a south facing rear garden and large front garden the property would be perfect for a young family looking to modernise and enhance using their own creative style.



The property offers an open plan family room with light streaming in from the large windows at either end. The kitchen adjacent could easily be knocked through and integrated to the living space creating one large living area.

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.

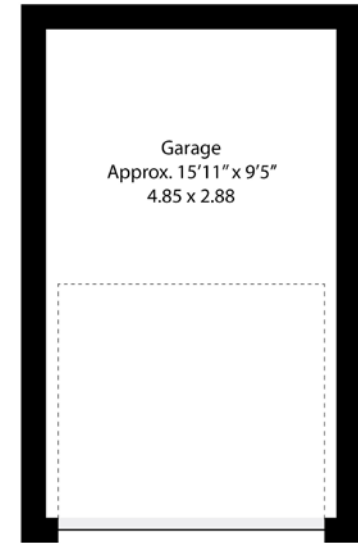
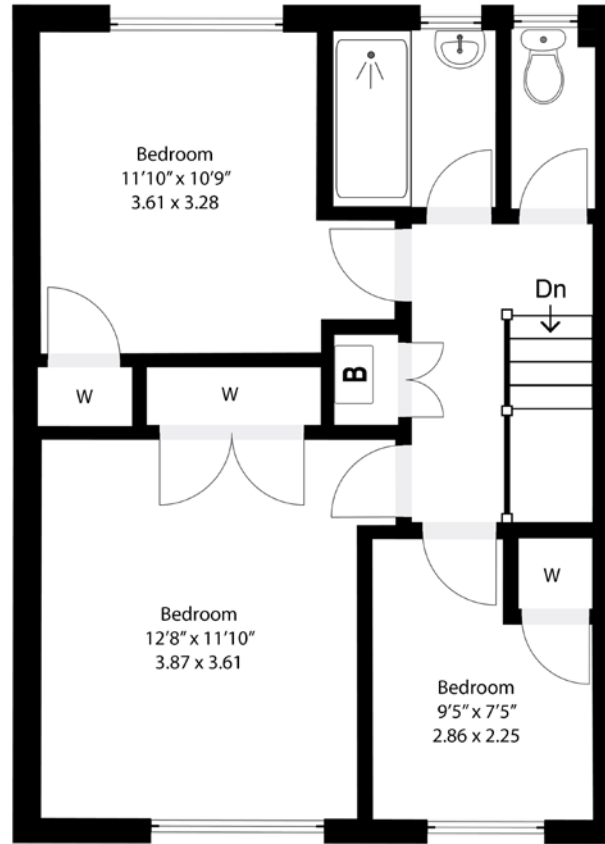
The village is surrounded by an abundance of rural walks that link to other popular villages including Hernhill, Dunkirk and the beautiful mount Ephraim Gardens.

The entrance hall provides access to both the kitchen and main living area, whilst stairs rise to a galleried landing leading to a well-appointed family bathroom, separate WC and three bedrooms all with integral wardrobes.

OUTSIDE:

The garden at the front has a pathway leading to the front door whilst to the rear there is a fully fenced south facing rear garden, mainly laid to lawn.

A garage en-bloc also comes with the sale of the property and can be found at the rear of the garden.



TOTAL FLOOR AREA: 1105 sq. ft (103 sq. m)
 HOUSE: 955 sq. ft (150 sq. m)
 GARAGE: 150 sq. ft (14 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 C



GENERAL INFORMATION
 All mains services are connected.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

