



8 St Peters Road, Boughton-under-Blean, ME13 9TA

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



8 St Peters Road, Boughton-under-Blean ME13 9TA

- Semi Detached Family Home
- Open Plan Family Living Room
- Contemporary Wood Burning Stove
- Kitchen With Separate Utility Room
- French Doors To South West Facing Rear Garden
- Driveway For Several Cars
- In The Heart Of Boughton Village
- 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 warm and welcoming semi-detached family home which has seen numerous improvements over the years, including French doors in the open plan living area, the installation of a contemporary wood burning stove and a new bathroom.

The property offers almost 1100 sq.ft of well-appointed accommodation which is complemented by a generous driveway and established south west facing rear garden with lawn bordered by fruit trees and an alfresco patio area.

Situated in the heart of Boughton in a small cul-de-sac with a wonderful close-knit community, St Peters Road is walkable to the local school, several village public houses and a convenience store.



The front door opens into an entrance hall which has stairs to the first floor, this leads through to the kitchen which has an array of wall and floor units and is further enhanced by a utility/boot room at the rear.

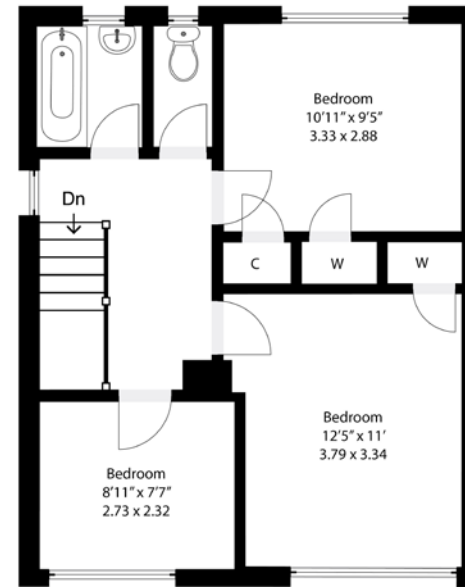
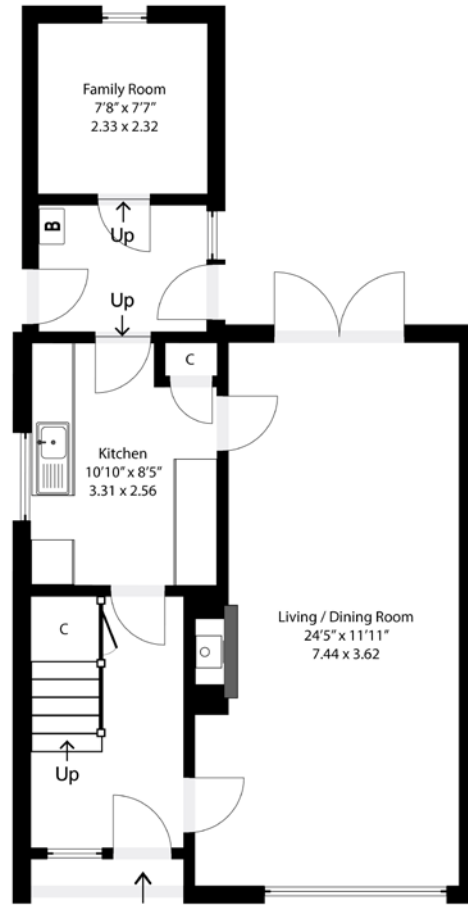
Adjacent to the kitchen there is a lounge/diner which was two rooms and has been opened up to create a large open plan family room with French doors to the patio area and a wood burning stove installed central to the room.

The downstairs accommodation is finished with a music room/study off the utility area. To the first floor a large galleried landing leads to three generously proportioned bedrooms and a recently installed family bathroom which comprises of a shower over bathtub, wash basin and a separate WC with built in hand basin.

OUTSIDE:

The south west facing rear garden is a huge asset to this family home, with French doors opening to the raised patio area which in turn leads one to the established lawn bordered by an abundance of shrubs and young fruit trees.

The driveway was recently laid with bloc paving and provides parking for up to three cars. There is side access to the rear garden and into the utility room, this area is sheltered and works well for log storage.



TOTAL FLOOR AREA: 1052 sq. ft (98 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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