



Freehold



82 The Street, Boughton-under-Blean ME13 9AP

- Delightful End Of Terrace Cottage
- Grade II Listed Property Bursting With Character
- Two Bedrooms & Office Space
- Open Plan Living Area With Open Fireplace
- Modern Shower Room
- Private Landscaped Rear Garden
- Easy Access To The Cathedral City Of Canterbury
- Frequent Bus To The Market Town Of Faversham

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 delightful end of terrace cottage, in an idyllic position, elevated in Boughton high street, and moments from the village school, a convenience store, post office and bus stop which has excellent links to both the Cathedral city of Canterbury and the market town of Faversham.

Built in the early 1700's the Grade II listed property is bursting with character which includes casement windows, exposed beams, latch key doors and an open fireplace. The current owner has made many improvements which includes a new shower room, an updated kitchen and reconfiguration of the upstairs layout, making the most of the two double bedrooms.

In addition to this, the garden has been fully landscaped and incorporates composite decking, an abundance of established shrubbery and a new storage shed.



The entrance to the property is via a side door which opens into a vaulted hallway with characterful panelling and plenty of room for coats and shoes. To the right one will find a bathroom which has a combined basin and WC vanity unit with a walk in electric controlled shower.

To the front of the property there is a triple aspect, open plan living room which is beautifully configured with the kitchen divided by exposed vertical beams. The living area has an open fireplace which currently holds an electric fire; however a wood burner stove could be installed.

Stairs rise to the first floor where one will find office space, a walk-in wardrobe and a double bedroom which has bespoke fitted wardrobes and a linen cupboard with shelving and hanging rail.

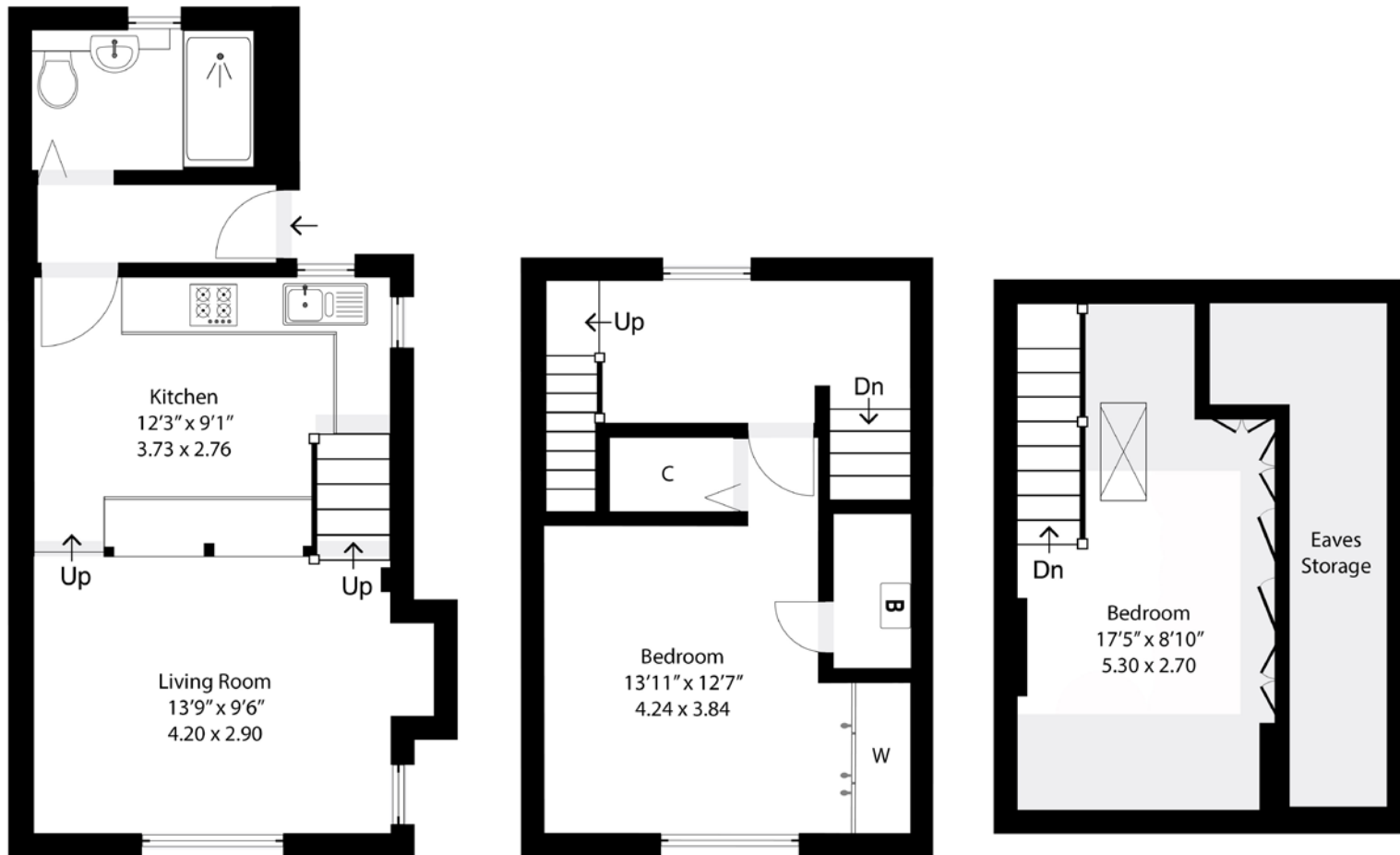
There is another staircase from the office leading to the loft room which has a vaulted ceiling and skylight overlooking the rear of the property.

OUTSIDE:

The current owner has beautifully landscaped the rear garden with composite decking leading to the lawn which is bordered by established shrubs and young trees.

To the far rear there is a small storage shed and another seating area accessed via stepping stones.

The main front door is set behind a gated entrance off the main high street.



TOTAL FLOOR AREA: 702 sq. ft (65 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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