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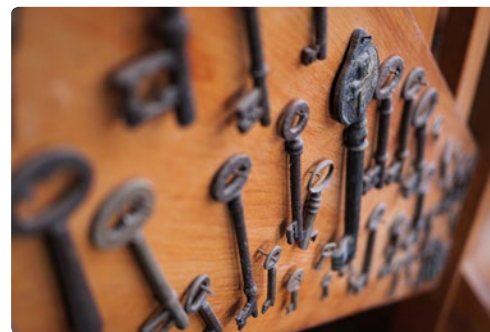
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Key Cottage, South Street, Boughton-under-Blean ME13 9NR

5 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS

Freehold



## Key Cottage, South Street, Boughton-under-Blean ME13 9NR

- Enchanting Grade II Listed Cottage
- Almost 2400 sq.ft Of Characterful Accommodation
- Period Features & Inglenook Fireplaces
- Four Receptions & Kitchen Breakfast Room
- Four/Five Bedrooms & Two Bathrooms
- Set Within Approx 3 Acres Of Grounds
- Several Outbuildings & Off Road Parking
- Easy Access To Canterbury & Faversham

The hamlet of South Street is home for the 13th century parish church of St Peter and St Paul, just outside Boughton, which is three 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. Boughton also has an extremely long main street, once part of the pilgrims' route from London to Canterbury and graced by ancient buildings on either side. Like the hamlet of South Street, it is designated a Conservation Area.

The village benefits from a primary school, a post office which is situated at Woods Garage, 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. The village is also

well served with a bus route to Faversham and Canterbury. Its neighbouring village of Dunkirk has a new village hall, a garden centre, a pub and farm shop. The villages are closely linked and have a community spirit.

The nearby town of Faversham offers a far wider range of shopping, leisure and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants. The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. Faversham also has a mainline station with a high-speed link to London St Pancras in just over an hour.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants.



An enchanting Grade II Listed detached period property, which dates back to the 15th century and has a wealth of history and is flourishing in original characteristics, such as exposed beams, inglenook fireplaces and latch-key doors. Key Cottage It is set within a beautiful rural location in the hamlet of South Street, near the village of Boughton-under-Blean, close to the market town of Faversham, it occupies a generous plot of approx. 3 acres of grounds which include gardens, paddocks, and several outbuildings.



The current owners have made it their family home for the last 35 years. They have embraced its character with their own interior style and preservation of the period features. It was sympathetically extended in the early 2000's when the property saw the addition of an en-suite bathroom and convenient utility room, as well as the conversion of the cellar which was fully tanked and turned into a wonderful playroom.

Once three cottages, the listed building now presents a five bedroomed family home

with almost 2400 sq.ft of spacious and versatile accommodation. The ground floor is partially open plan with beautiful parquet flooring. The living room features a large inglenook fireplace nestled beneath a solid oak bressummer. Beams create slight division and there is a step up to the dual aspect snug/family room which has a wood burning stove and is the perfect spot to enjoy a book. There is a hatch that leads to a fully tanked cellar, currently used as a bedroom but has also made a wonderful playroom for the children.

The kitchen breakfast room runs along the rear of the property and has an array of solid wood units with plenty of space for free standing appliances and the gas fuelled Aga. The kitchen connects with the dining room which has another beautiful fireplace, the exposed brick encompassing another wood burning stove. The ground floor is further enhanced by a large utility room and WC, which also provides access to the garden.

To the first floor one will find a well-appointed shower room and five bedrooms

all with stunning views of rolling countryside. The main bedroom is dual aspect and has a hidden cupboard which could be used as a walk-in wardrobe, it also benefits from a huge en-suite bathroom with rolled top bath.

#### OUTSIDE:

Key Cottage sits within a generous plot of approx. 3 acres, which includes a large paddock, a pear orchard, and several outbuildings including stables.

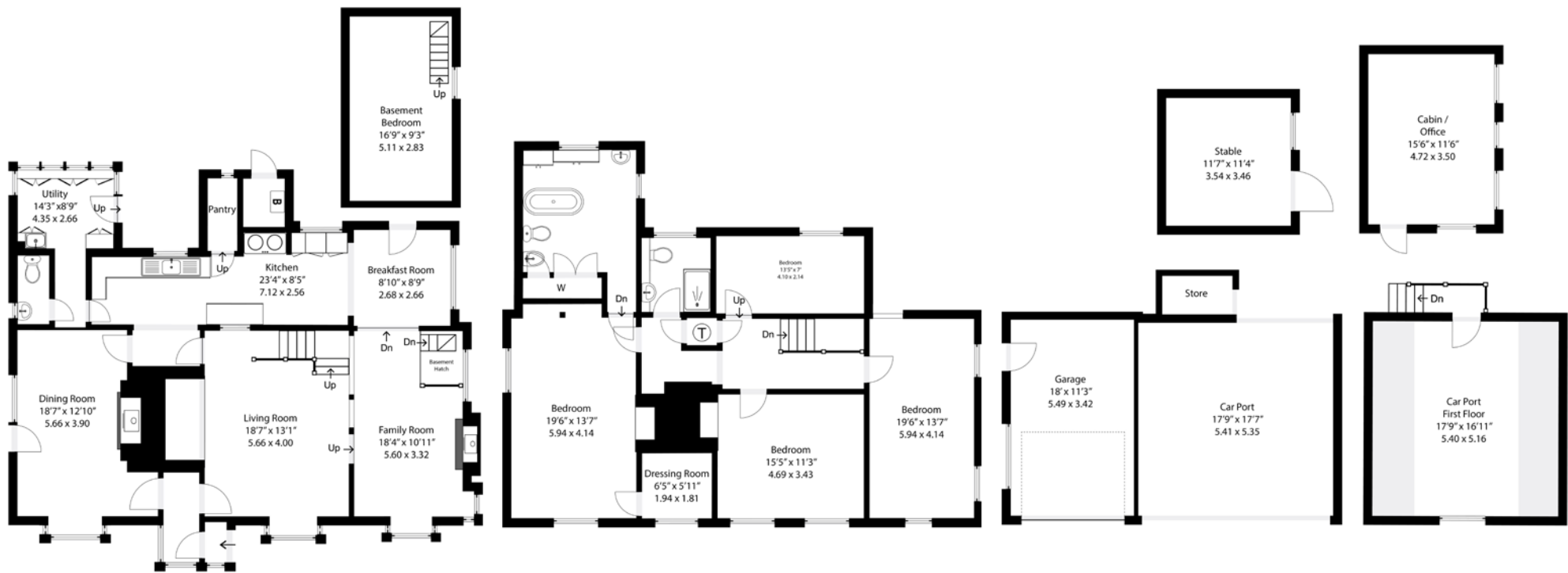
To the front of the cottage the garden has been rewilded, which complements the white façade of the medieval 15th century former Hall House, whilst to the rear the garden is mainly laid to lawn and interspersed with established shrubs, young trees and a kitchen garden. There is off road parking to the right of the property which has space for several cars, in addition to the car port and garage. The current owners have run a business from Key Cottage, and there is an adjoining three-station office, an IT suite and a well-insulated space above the car port.











TOTAL FLOOR AREA: 3523 sq. ft (328 sq. m)  
 HOUSE: 2365 sq. ft (220 sq. m)  
 OUTBUILDINGS: 1158 sq. ft ( ( sq. m)



EPC RATING  
 E



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 Private drainage & gas fired central heating.

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