



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

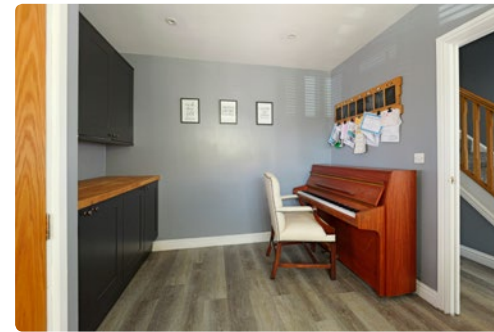
www.foundationestateagents.co.uk



27 St Pauls Crescent, Boughton-under-Blean ME13 9AZ

6 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



27 St Pauls Crescent, Boughton-under-Blean ME13 9AZ

- Substantial Modern Residence
- Creatively Extended & Significantly Enhanced
- Six Bedrooms & Two Bathrooms
- Open Plan Living Areas With French Doors
- New Sleek Kitchen Breakfast Room
- Well Appointed Utility Room
- Fine Quality Plantation Shutters
- Large Corner Plot – Landscaped Gardens

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.

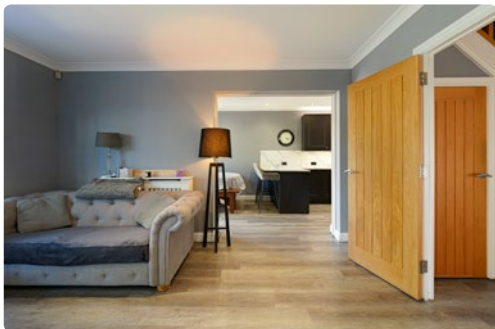


DESCRIPTION:

A substantial modern residence which has been significantly extended and creatively enhanced by the current owners who have beautifully presented this six bedroomed family home, which offers almost 1900 sq.ft of versatile accommodation.

Situated in St Paul's crescent a desirable spot in Boughton, close to the village amenities and rural walks, the property offers ample parking with a newly laid bloc paved driveway and peaceful garden which wraps around two sides of the property.

The facade is a mix of attractive weatherboarding and bay windows dressed in plantation shutters, the front door sits central to the property and opens into a spacious entrance hall which leads through to the open plan living area at the rear.



It is deceptively spacious due to the conversion of the integral garage the area has been transformed to offer a bright and airy kitchen breakfast room which is partially open to the living area.

A brand-new sleek kitchen has been installed with dark navy units and elegant marble effect work tops, many appliances are integrated and it is flooded with light from the sky windows and French doors which lead to the sun terrace.

The ground floor is further enhanced by a cloak room and utility area which could also be used as a study/playroom.

To the first floor one will find four generously proportioned bedrooms and a beautifully appointed family bathroom. The main bedroom has fitted wardrobes and an en-suite shower room.

The loft has been intellectually converted and provides an additional two bedrooms which are divided by a large landing, this space is ideal for children or teenagers sharing.

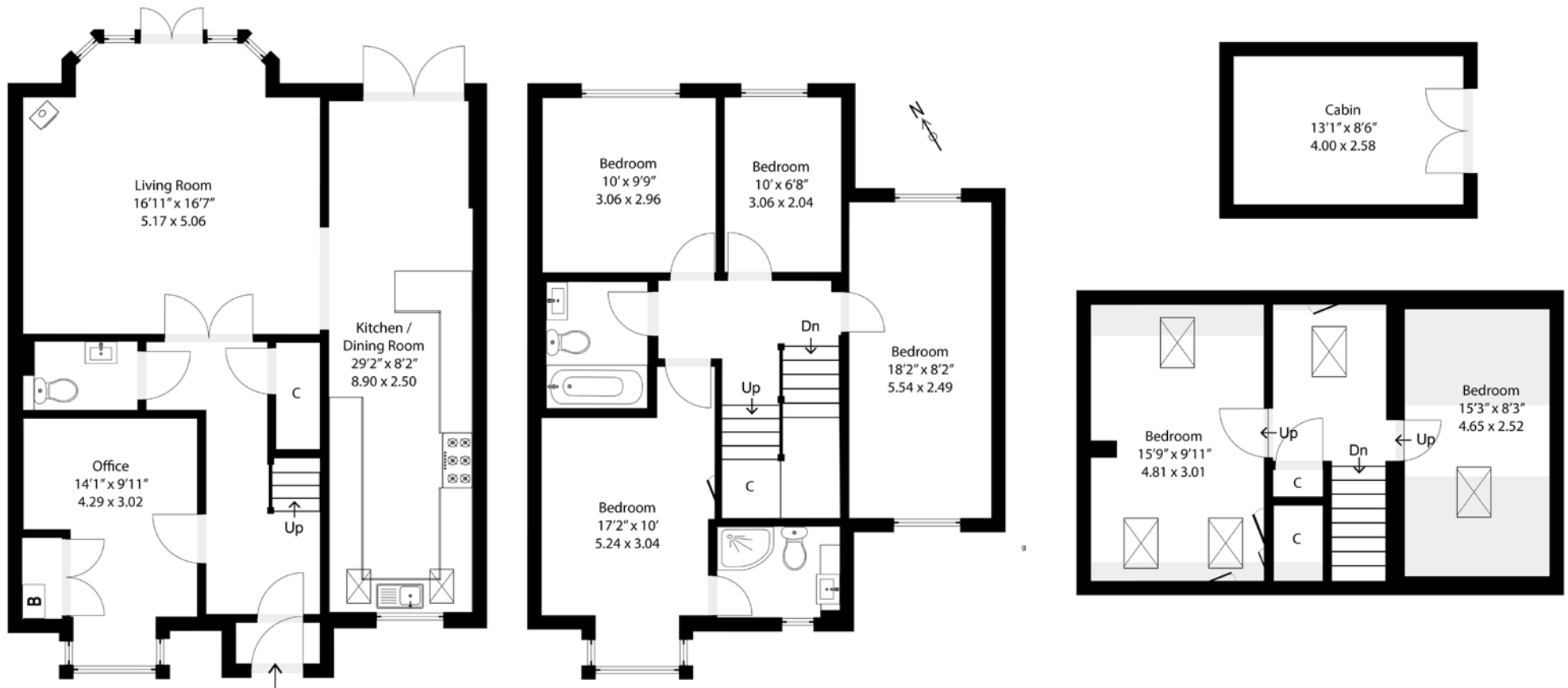
OUTSIDE:

The garden has been fully landscaped with a vast patio leading from the French doors whilst the rest of the garden is mainly laid with low maintenance artificial grass which wraps around the side of the property and down to the garden studio.

To the front of the property the driveway offers parking for several cars.







TOTAL FLOOR AREA: 2000 sq. ft (185 sq. m)
 HOUSE: 1889 sq. ft (175 sq. m)
 CABIN: 111 sq. ft (10 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains 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.

