



Freehold



31 The Street, Boughton-under-Blean, Faversham ME13 9AX

- A Substantial Semi-Detached Period Residence
- Multiple Receptions, Four Bedrooms & Study
- Opportunity To Create Open Plan Living
- Almost 1500 Sq.Ft Of Versatile & Adaptable Space
- Splendid Views From Almost Every Room
- Corner Plot With Beautifully Manicured Gardens
- Large Garage – Opportunity For Annexe STPC
- Excellent Access To Canterbury & Faversham

SITUATION:

Elevated in the village of Boughton-under-Blean, with a bus stop in close proximity it is four 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, pub and farm shop. The villages are closely linked and have a 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 period residence situated in an enviable position, elevated in the village of Boughton and enjoying the most incredible views over rolling countryside.

The property has been with one family for almost forty years, who have made some wonderful enhancements and beautifully manicured the southwest facing rear garden. There is almost 1500 sq.ft of well-presented and particularly versatile accommodation which presents multiple opportunities to reconfigure and open up the living areas.

The attractive front garden with colourful borders follows the steps up to the front door which opens into a characterful porch which in turn leads to an entrance hall with cloakroom, and under stairs storage. Solid pine bloc flooring has been laid throughout most of the ground and is particularly beautiful.



The dual aspect kitchen has an array of solid wood units surrounding all main appliances, adjacent is the dining room, where there is an opportunity to knock through and create an open plan kitchen diner.

To the front of the property there is a sitting room whilst at the rear a boot room leads into a utility area/store room.

An attractive oak staircase leads to the first floor where one will find three generously proportioned bedrooms and a well-appointed family bathroom, the main bedroom has a wall of fitted wardrobes.

To the second floor there is an open landing which leads to another bedroom, this could work for two children sharing or alternatively for a teenager needing a study space, whilst the eaves provide lots of storage.

OUTSIDE:

The grounds are utterly enchanting with the gardens wrapping around three side of the property and every corner immaculately manicured.

Colourful borders and neatly laid lawn meet the recently laid sandstone patio which provides an exceptionally sunny position ideal for alfresco dining and leads through to the boot room via a solid wood door which sits beneath a beautiful gable canopy.

To the rear of the property there is off street parking for several cars and a detached garage which has a large loft space.



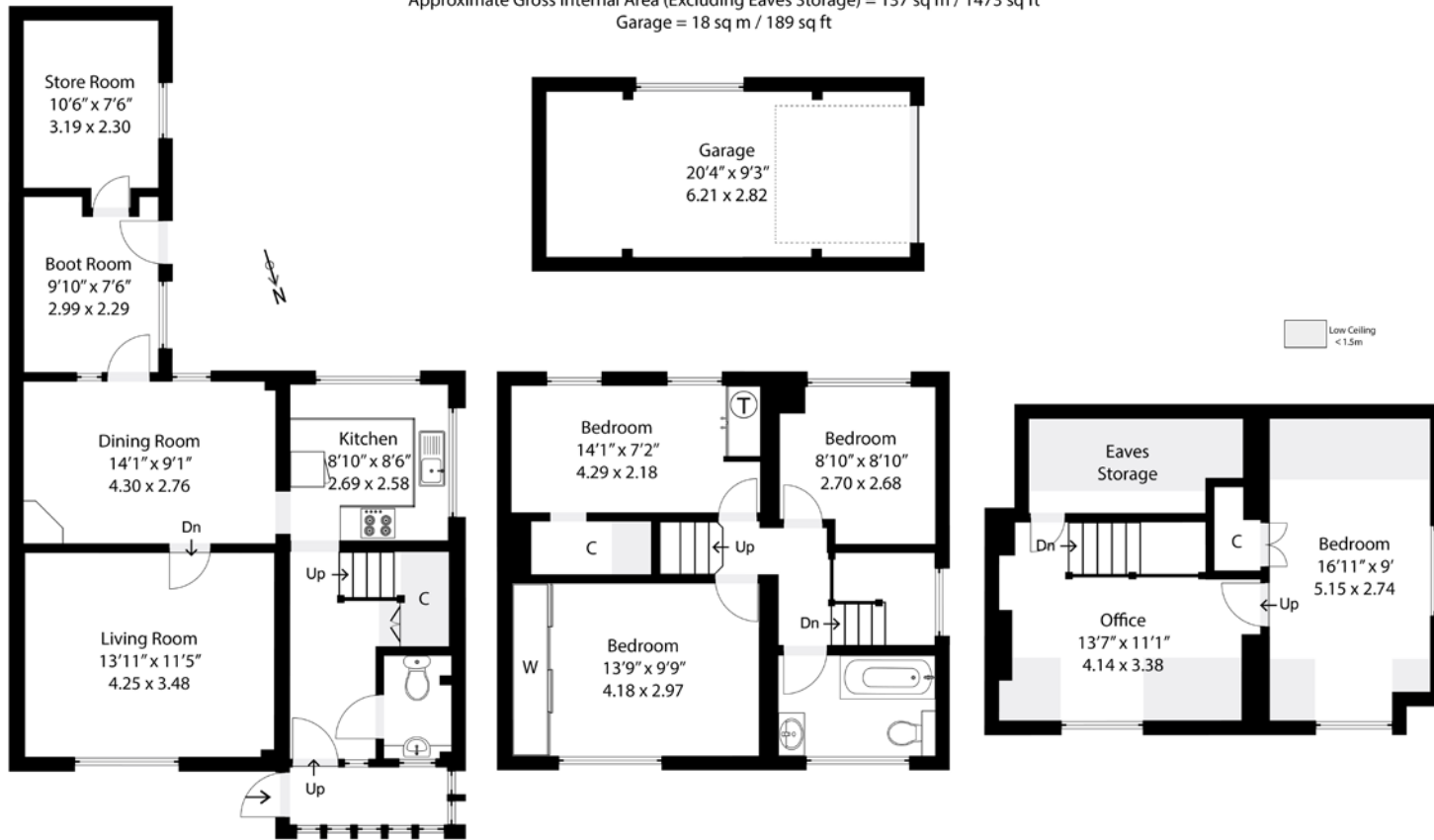






31 The Street, Boughton, Faversham, Kent, ME13 9AX

Approximate Gross Internal Area (Excluding Eaves Storage) = 137 sq m / 1473 sq ft
Garage = 18 sq m / 189 sq ft



TOTAL FLOOR AREA: 1662 sq. ft (155 sq. m)
HOUSE: 1473 sq. ft (137 sq. m)
GARAGE: 189 sq. ft (18 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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