



Freehold



The Old Post Office, South Street, Boughton ME13 9NR

- Splendid Detached Characterful Residence
- Almost 2200 Sq.Ft Of Highly Versatile Accommodation
- Four/Five Bedrooms & Three Bathrooms
- Multiple Receptions With Wood Burning Stove
- Magnificent Views & Enchanting Garden
- Drawings Available To Extend & Convert Garage
- Rural Location Moments From Selling Train Station
- Conveniently Situated Between Faversham & Canterbury

SITUATION:

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 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 real 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.



A splendid four/five-bedroom detached residence offering almost 2,200 sq. ft. of beautifully appointed accommodation, which is exceptionally versatile and presents the opportunity for further extension, with drawings available.

The Old Post Office dates back to the early 1900s and is situated in the sought-after location of South Street, boasting incredible views over the rural countryside and just moments from Selling train station, which offers excellent links to London and Canterbury.

The front door sits beneath a canopy and opens into a spacious hallway, which leads to multiple reception rooms, a newly fitted wet room, and stairs to the first floor.

To the right, there is a delightful kitchen breakfast room set upon terracotta tiles, featuring a double range stove encompassed within an exposed brick fireplace and nestled beneath an oak bressummer. The kitchen is equipped with solid wood wall and floor



units, with a bespoke industrial-style breakfast bar at the centre of the room. It is further complemented by a convenient utility room that also provides access to the rear garden, as well as a gym, which could also offer office space, or guest bedroom.

To the left of the entrance hall, there are two separate reception rooms, both benefiting from a double-sided wood-burning stove. The snug is situated at the front of the property, whilst the open plan living room at the rear and has clear division for dining and relaxing, with French doors opening onto the sun terrace.

On the first floor, the galleried landing with pendant lighting leads to a well-appointed family bathroom and three generously proportioned bedrooms. The largest bedroom has access to a balcony that spans almost the full width of the house and can also be accessed via the hallway.

On the second floor, the main bedroom offers stunning views on both sides, along

with fitted wardrobes and a luxurious ensuite bathroom featuring a slipper bathtub.

OUTSIDE:

The south-facing split-level garden is an enchanting space that has been beautifully designed to offer plenty of room for alfresco dining. The patio area is accessible via the French doors in the living room and the utility area.

There is a seating area set beneath an established vine and a raised pond integrated into the brickwork. Topiary hedging and colourful borders have been thoughtfully arranged, whilst there is a large lawn area to be enjoyed at the top of the garden.

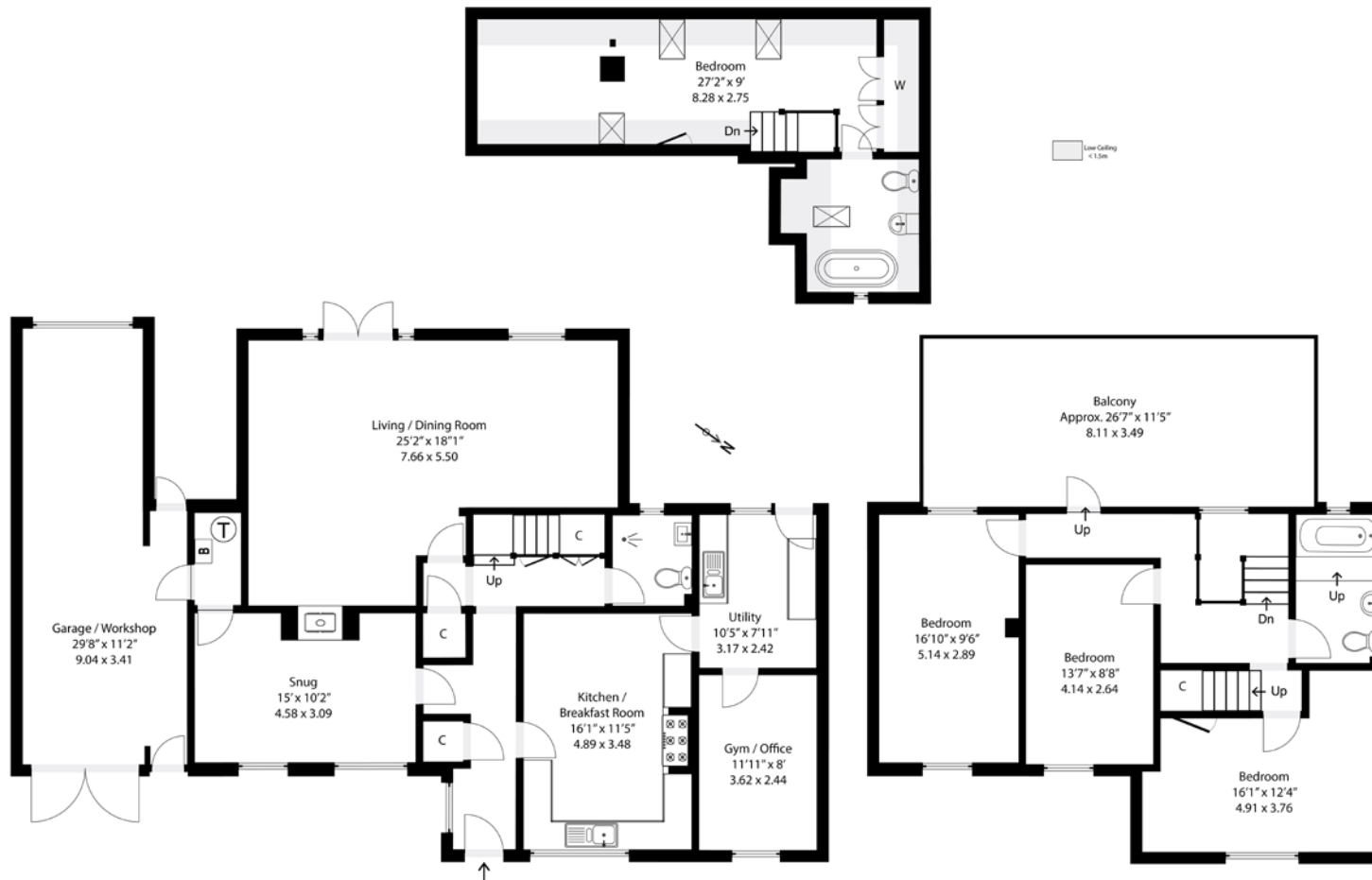
At the front of the property, a driveway leads to the garage. There are existing drawings and plans permitted to create a two-storey extension offering additional living accommodation. Planning reference 20/504225/FULL has recently lapsed, but we understand it could be reappplied.











TOTAL FLOOR AREA: 2476 sq. ft (230 sq. m)
 HOUSE: 2182 sq. ft (203 sq. m)
 GARAGE: 294 sq. ft (27 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connect

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