



Freehold



Oak Cottage, South Street, Boughton-under-Blean ME13 9NS

- Charming Detached 1820's Built Cottage
- Flourishing in Period Features
- Open Fireplace & Exposed beams
- Country Kitchen Breakfast Room
- Bay Oak Windows & French Doors
- Three/ Four Bedrooms & Two Bathrooms
- Main Bedroom With Balcony & Stunning Views
- Set Within 0.22 Acres & Annexe Potential

SITUATION:

South Street is a beautiful, rural, quiet country lane just outside the village of Boughton-under-Blean, and just over a mile from a mainline railway station in the nearby village of Selling.

Boughton-under-Blean is a designated conservation area with an extremely long High Street that has scores of beautiful period buildings on either side. The village benefits from a very good primary school, hairdressers, a post office, a village store, several churches and a Golf Club. There are a range of pubs and restaurants, and the village has a real sense of community. 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 has a regular bus service to Canterbury and Faversham and is close to the A2, which gives easy access to the M2 motorway network for London and the coast.

For a much wider range of amenities, you have the nearby market town of Faversham (three miles) and the bustling cathedral city of Canterbury (five miles). These both offer a superb range of shopping and recreational amenities, a fine selection of both private and state grammar schools, and mainline railway stations with high-speed services to London Victoria, Cannon Street and St Pancras.

The charming seaside town of Whitstable (just seven miles away) is famous for its seafood and annual oyster festival, held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local schools, numerous restaurants, excellent leisure facilities and its own mainline railway station with a high-speed service to St Pancras.



DESCRIPTION:

A charming four-bedroom cottage, built in the early 1800s, flourishing with period features including latch-key doors, stripped floorboards, rich brickwork, and exposed beams. Offering over 1,700 sq. ft. of characterful accommodation, which includes an annexe that requires further conversion but holds excellent potential as a holiday let or a home for a relative.

Oak Cottage occupies a generous plot of 0.22 acres and boasts splendid views over rolling countryside. Enjoying a lovely rural position, yet just a few moments away from the sought-after village of Boughton and the market town of Faversham.

The formal front door opens into a beautiful vaulted entrance hall with a skylight and exposed brickwork, which complements the stripped doors and gentle orange hues on the walls. The entrance hall leads through to the dual-aspect kitchen breakfast room, featuring terracotta floor tiles, oak-framed bay



windows, and French doors. A handsome cast-iron double range stove sits centrally, while the eclectic mix of kitchen units and sideboards creates a traditional and beautiful farmhouse kitchen.

This space leads through to the bay-fronted sitting room, complete with an open fireplace nestled within an exposed brick surround. The third reception room could also serve as a fourth bedroom, as it is conveniently adjacent to the family bathroom, which includes a freestanding slipper bath and an elegant suite.

The ground floor is completed by a separate WC and a handy utility room with additional access to the front garden.

On the first floor, there are three generously proportioned bedrooms. The main bedroom is a wonderful retreat, with a balcony offering endless views. Its westerly-facing position ensures spectacular sunsets, and the room is

further enhanced by an en-suite shower room.

OUTSIDE:

Oak Cottage occupies a generous 0.22-acre plot with attractive grounds, including a driveway providing space for several cars. The rear garden, with a south-westerly facing aspect, is mainly laid to lawn and features small fruit trees and various established shrubs.

The patio area is accessed via the French doors in the kitchen, while several storage sheds are positioned throughout the rear garden.

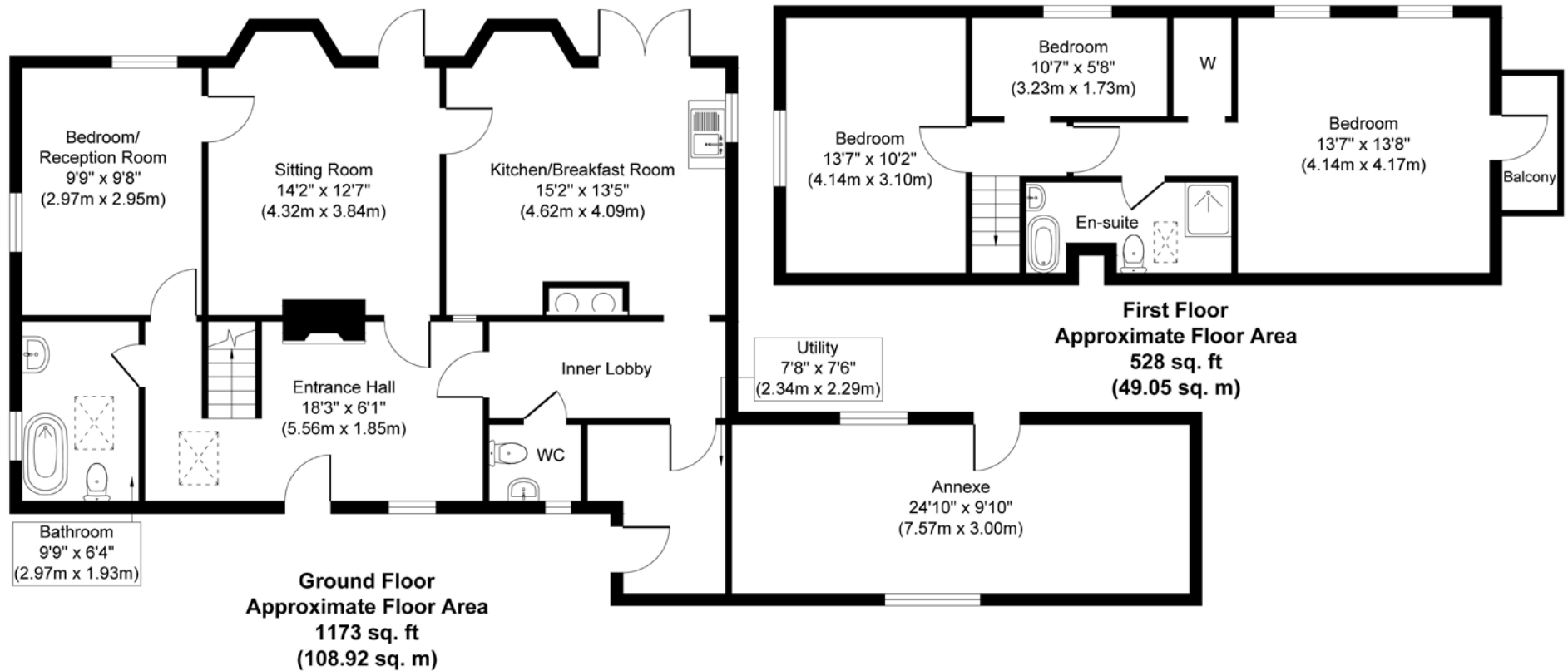
A cladded outbuilding has been partially converted and could be further enhanced to create a self-contained annexe or an art studio/home office.











TOTAL FLOOR AREA: 1701 sq. ft (158 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
Private Drainage & Main Gas

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