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62, Horselees Road, Boughton-under-Blean, Faversham, ME13 9TE

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



62, Horselees Road, Boughton-under-Blean, Faversham, ME13 9TE

- Spacious Three Bedroomed End Of Terrace
- Open Plan Kitchen & Dining Room
- Opportunity To Make Further Enhancements
- Creative Décor Throughout
- Gardens to The Front & Rear
- Off Road Parking & 20Ft Outbuilding
- Short Drive To The Cathedral City Of Canterbury
- Close To The Market Town Of Faversham

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. Faversham has a wide choice of supermarkets, restaurants, individual shops and leisure facilities. There are three markets a week in the cobbled town square beside the ancient Guildhall.



DESCRIPTION:

A desirable three-bedroom, end-of-terrace property situated in the sought-after village of Boughton-under-Blean, offering off-road parking and 1,000 sq. ft. of well-appointed accommodation.

The property has an attractive layout, featuring an open-plan kitchen/dining room that flows seamlessly into a generously proportioned sitting room, which can be closed off via French doors.

The current owners have an eye for detail and have artistically presented the property with vibrant décor and creative interior design.

Elevated and set back from Horselees Road, number sixty-two has a simple façade of exposed brick and large white UPVC windows. A pathway through the lawned front garden leads to a glazed front door, which opens into the entrance hall.

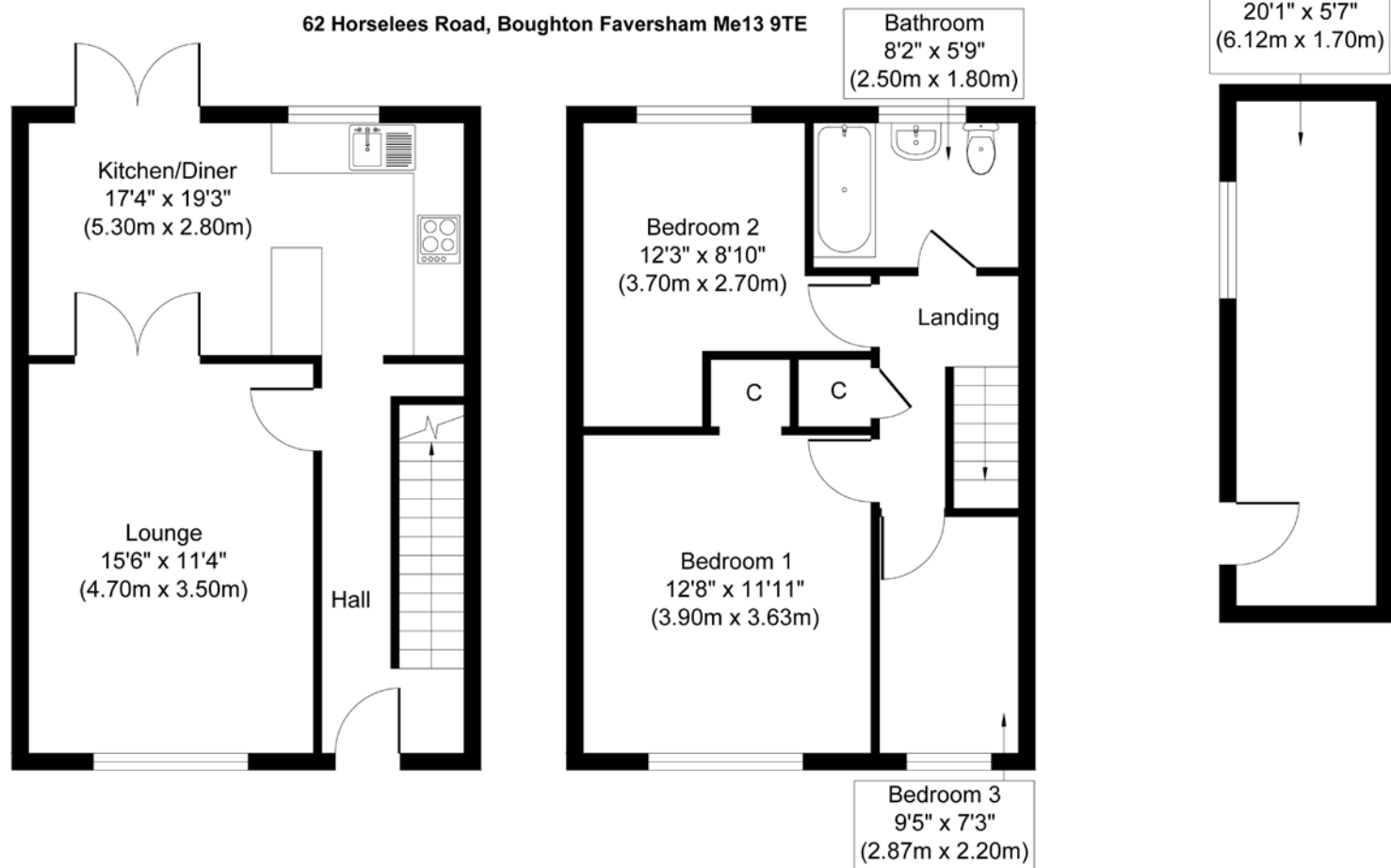
To the rear of the property, the open-plan kitchen/dining room features a range of wall and floor units, along with integrated appliances including a microwave, double oven, and dishwasher. The sink, with mixer tap, overlooks the garden, while a breakfast bar provides a natural division between cooking and dining areas.

French doors from the dining area lead into the sitting room, which is bathed in light from the sizable window overlooking the front. To the first floor, there is a well-appointed family bathroom and three bedrooms.

OUTSIDE:

The garden is accessed via double doors in the dining area and opens onto a lovely sun terrace edged with colourful borders. Steps rise to another level laid mainly laid to lawn. Beyond the garden are two parking spaces and a 20ft outbuilding, which could make an ideal home office or hobby room.

62 Horselees Road, Boughton Faversham ME13 9TE



TOTAL FLOOR AREA: 982 sq. ft (91 sq. m)



EPC RATING
C



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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