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

2 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



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

- Enchanting Semi Detached Period Home
- Flourishing In Period Features & Elegant Décor
- Exposed Beams & Wood Burning Stove
- Open Plan Living Areas & Conservatory
- Two Bedrooms, Two Bathrooms & Loft Room
- Enhanced Significantly Throughout
- Off Road Parking & Attractive Garden
- 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, 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.



An enchanting three bedroomed semi-detached period residence, significantly enhanced by the current owner, whose eye for detail and flair for interior design is evident throughout.

Set in an elevated position at the top of The Street, this charming home enjoys an attractive plot with a wraparound garden and off-road parking. Internally, it offers over 1,200 sq. ft. of beautifully presented accommodation, seamlessly blending character and comfort.



The property is rich in period features, including vaulted ceilings, rustic beams, exposed brickwork, and open fireplaces. These traditional elements are complemented by thoughtful updates such as a countryside-style kitchen, stylish new bathrooms, elegant slate flooring, and a wood-burning stove. In addition, the layout has been reconfigured and opened up, whilst also adding a double-glazed garden room, enhancing both the light and flow of the home. The front door opens into an entrance

lobby, which has plenty of space for shoes and coats, and leads into a recently installed shower room and utility area.

The living room is centred around a wood-burning stove nestled within the chimney breast. An oak beam creates a natural division whilst maintaining an open and sociable atmosphere. The middle room, currently used as a daytime reading area, features an exposed brick fireplace and opens into the double-glazed garden room, which further enhances the flow of the home.

The kitchen/breakfast room is a striking space with vaulted ceilings and exposed rafters, bathed in natural light from roof windows and pendant lighting. It has been fitted with a range of Shaker-style units surrounding an electric Aga and Belfast sink, all finished with brushed stainless-steel handles, oak worktops, and metro-style tiles.

Upstairs, the first floor offers an elegant bathroom complete with a freestanding roll-top bath, a Savoy basin, and a high-level WC.

There are two double bedrooms on this floor, with the potential to create a hallway to allow independent access to the loft room. The loft room benefits from generous eaves storage as well as full height fitted wardrobes.

OUTSIDE::

To the rear of the property, off-road parking is accessed via The Crescent.

The garden, mainly laid to lawn, wraps around the property, offering ideal spots to enjoy sunshine throughout the day. A patio area, accessed via the conservatory and rear door, is bordered by raised beds and established shrubs.

Several mature trees to the front provide additional privacy, whilst a pathway leads from The Street up to the front door, which serves as the formal entrance, though a more practical access point is available adjacent to the parking area, leading directly into the kitchen/breakfast room.



TOTAL FLOOR AREA: 1149 sq. ft (106 sq. m)



EPC RATING
E



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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