



Oak Tree Cottage, South Street, Boughton-Under-Blean, Kent, ME13 9NR  
Guide Price £800,000





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George Webb Finn are delighted to offer to the market this charming rural setting detached house with stunning views over the Kent countryside. This spacious property boasts 4 reception rooms, 6 bedrooms, and 3 bathrooms, providing ample space for comfortable living. With parking for up to 4 vehicles, convenience is at your doorstep.

Although some work is required to bring out the full potential of this property, the possibilities are endless. Imagine the satisfaction of transforming this house into your dream home, tailored to your tastes and preferences. The large garden is a perfect canvas for creating your own oasis, where you can relax and enjoy the tranquillity of the countryside.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to raise a family surrounded by nature, this property offers the ideal opportunity. Don't miss out on the chance to make this house your own and enjoy the best of country living in the heart of Kent.



## The Property

Offered for the first time in 25 years, this spacious six-bedroom detached home offers an exceptional opportunity for someone to put their own stamp on the property. Oak Tree Cottage is in need of complete renovation throughout. This is a large family home that has been extended over the years, located in beautiful countryside surroundings, set within gardens and adjoining fields extending to approx. 3 acres, with the exciting prospect of tailoring it into your dream home.

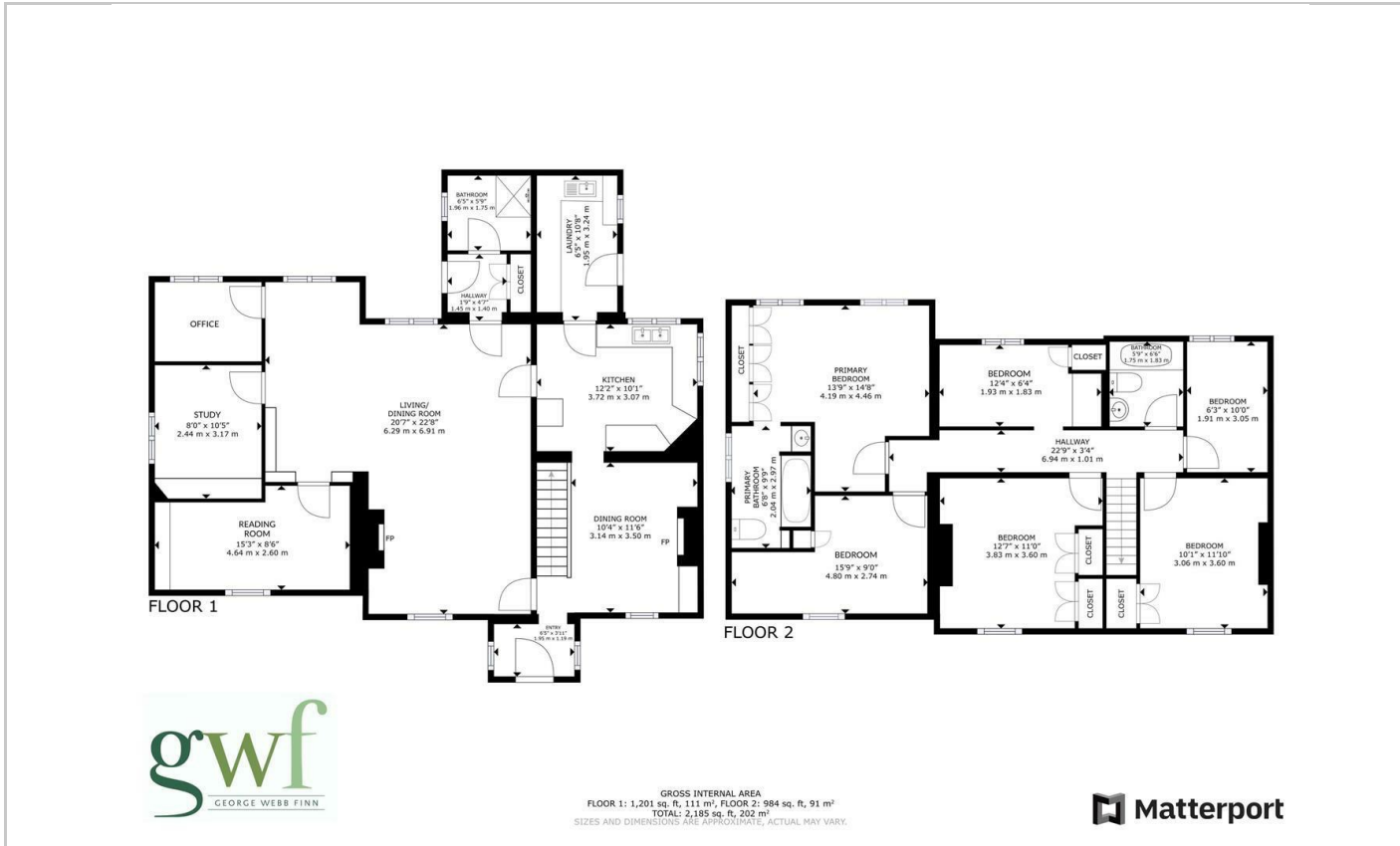
## The Situation

The hamlet of South Street is nestled between the highly sought after villages of Boughton-under-Blean and Selling. Boughton is a delightful village located amidst the stunning Blea Woods. The village boasts a vibrant community with a primary school, post office, hairdressers, churches, a village store, hotel and golf resort and an array of pubs. Its close proximity to the A2 provides seamless connectivity to the motorway network, London, and the coast. Regular bus services also link Boughton and Selling to the nearby towns of Faversham and Canterbury. The village shares a strong community bond with its neighbouring villages, Dunkirk and Selling which offer village halls, garden centre, pubs, and farm shop. For a wider range of amenities, the historic town of Faversham and the City of Canterbury are just a short distance away, featuring mainline stations with high-speed rail links to London.

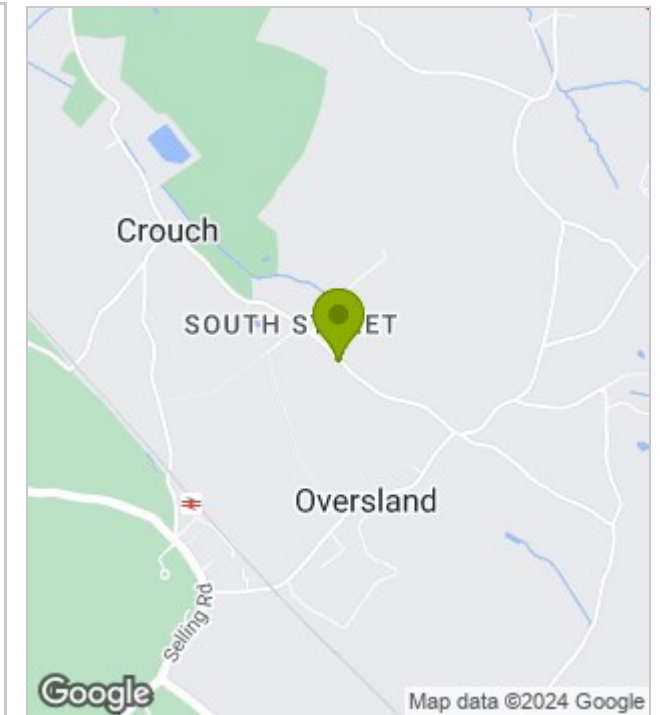




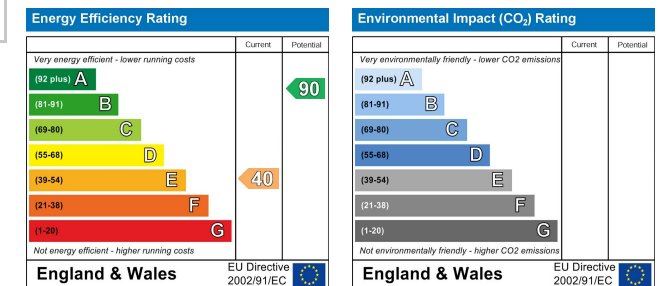
## Floor Plans



## Area Map



## Energy Performance Graph



## General Information

Property Address - Oak Tree Cottage, South Street, Boughton-Under-Blean, Kent ME13 9NR

Guide Price - £800,000

Council Tax - Band F - Swale Borough Council (£3301.35 2024/2025)

Tenure - Freehold

Utility Supplies - Mains electricity, mains water, mains gas and private drainage.

Residential, Commercial  
and Rural Property Specialists

George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY

T: 01795 470556

F: 01795 470769

E: info@georgewebbfinn.com

W: www.georgewebbfinn.com

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