



Connells

The Street
Boughton-under-Blean FAVERSHAM

The Street

Boughton-under-Blean FAVERSHAM ME13 9AL

for sale guide price
£350,000 - £375,000



Manse Cottage was part of a former Wealdon Hall house in Boughton and is over-flowing with character and period features in a prominent position in the heart of the village. The older parts of this period home date from the 14th Century with later additions. Accommodation comprises; sitting room with exposed Tudor bricks on entrance, exposed beams and floorboards, kitchen/diner with superb Inglenook fireplace and bathroom. On the first floor are two double bedrooms, study area and spacious loft. Outside is a patio area, perfect for alfresco dining with steps up to a good-size garden which is mainly laid to lawn, two sheds, greenhouse and pleasant water feature.

Boughton village (full name Boughton-under-Blean) lies about 3 miles east of Faversham and about 5 miles west of the Cathedral City of Canterbury. It is situated next to Blean Woods and close to the A2, which gives easy access to the motorway network. It has an extremely long main street with scores of old buildings either side and various local shops and facilities. This main street forms part of the old Roman Road from London to Canterbury and Dover where tens of thousands of pilgrims passed through on their way to Becket's shrine at Canterbury. It is a designated conservation area. The parish church of St. Peter and St. Paul is a beautiful 13th century church.



The local Primary school is very popular and there are a variety of secondary public and private schools in Canterbury and Faversham. The nearest National Rail Stations are Canterbury and Faversham each with excellent commuter services including the high speed rail. There is a regular bus service into Faversham, Canterbury and the seaside town of Whitstable. Access for the M2 is nearby for good road links to London and the coast.

ACCOMMODATION

Sitting Room

13' 3" max x 17' 2" max + door recess (4.04m max x 5.23m max + door recess)

Entrance door and sash window to front.

Beamed ceiling, exposed brickwork, fireplace

with open fire.

Bathroom

Window to side. Suite of: WC, washbasin and

shower cubicle. Part-tiled.

Kitchen/Dining Room

21' 2" max x 14' 3" max (6.45m max x 4.34m max)

Velux window & window to rear.

Large Inglenook fireplace with log burner.

The kitchen is fitted with wall & base units.

Butler sink, integrated oven/hob, cooker-

hood. Plumbing for washing machine.

Space for fridge/freezer. Boiler.

Indian slate tiled flooring.

French doors to garden.

Stairs to first floor and loft access.

First Floor Landing

Doors to bedrooms and study area.

Bedroom 2

9' 10" x 9' 4" (3.00m x 2.84m)

Window to side. Beamed walls. Radiator.

Bedroom 1

13' into recess max x 11' 2" (3.96m into recess max x 3.40m)

Window to front. Radiator.

Outside

Patio area with steps up to a large rear

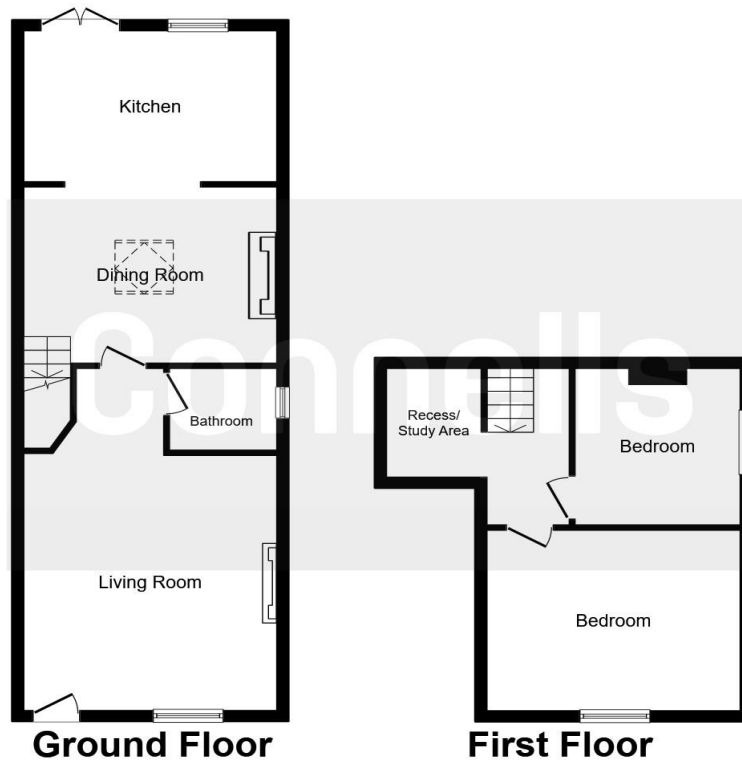
garden, mainly laid to lawn with two timber

sheds, water feature and greenhouse.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

EPC Rating: Exempt

view this property online [connells.co.uk/Property/ref-FAV101106](https://www.connells.co.uk/Property/ref-FAV101106)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FAV101106 - 0002