





Freehold



## 221 The Street, Boughton-under-Blean, ME13 9BL

- Artistically Presented 16th Century Residence
- Flourishing In Period Features
- Exposed Beams & Inglenook Fireplaces
- Five Bedrooms & Three Bathrooms
- Over 2500 Sq.Ft Of Versatile Accommodation
- Generous South Facing Rear Garden
- Just A Few Miles From The Market Town Of Faversham
- Easy Access To The Cathedral City Of Canterbury



### 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.





#### DESCRIPTION:

An artistically presented period residence dating back to the 16th century and demanding great presence on The Street in the sought after village of Boughton. Once two cottages, the property is now one imposing home offering over 2500 sq.ft of exceptionally characterful and extremely versatile accommodation spaced over three floors. The current owners have creatively presented the property with fine décor, window shutters and new quality wool carpets, alongside the installation of a new wood burning stove, and many improvements to the multiple bathrooms. The enhancements enrich the period features which flourish throughout and include, exposed brickwork, historic beams, inglenook fireplaces, latch key doors and beautifully crafted wooden sash windows.

The façade is particularly enchanting with pale painted render complemented by the rich exposed beams and glossy timber framed windows, the handsome front door



opens into a grand entrance hall with stairs to the first floor and access to the rear garden via a stable door, due to the size the entrance hall would also make a wonderful formal dining room.

To the left the kitchen is a bright dual aspect space which has nine foot high ceilings, and an open fireplace nestled beneath an oak bressummer and encompassed by an exposed brick chimney breast. The kitchen was tastefully refitted in 2006 with an excellent range of quality solid wood wall and floor units set upon wood bloc parquet flooring and finished with black granite work surfaces, many appliances are integrated and include twin butler sinks, a double oven, warming drawer, five ring gas hob, fridge/ freezer and dishwasher.

A few steps lead up into a magnificent dual aspect reception room, with two tall sash windows, many exposed beams and, a grand inglenook fireplace which holds a recently installed wood burning stove. A handsome oak door leads into an inner

hallway, with a second set of stairs leading to the first floor, here one will find two generously proportioned, dual aspect double bedrooms both of which can be accessed independently due to the staircase at either end of the house, one bedroom has an ensuite whilst the other is next to the recently updated shower room. The fifth bedroom is perfect for a study or nursery and over looks the village street. To the second floor there are another two bedrooms, one with a stylish en-suite bathroom, the other with a wealth of exposed beams and far-reaching views.

#### OUTSIDE:

The south facing garden is an enchanting space which enjoys a good degree of privacy and is almost 100 ft long, mainly laid to lawn which reaches down to an array of mature trees at the far end, where the garden expands. A York stone country cottage patio stretches across the rear of the house, providing a superb area for entertaining with plenty of room for alfresco dining and relaxed seating.









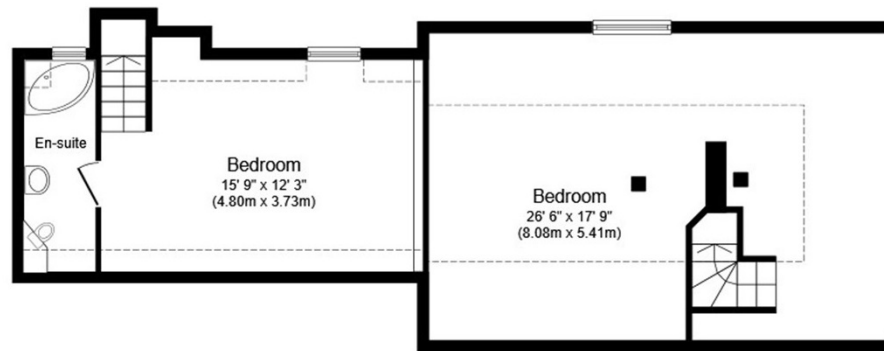
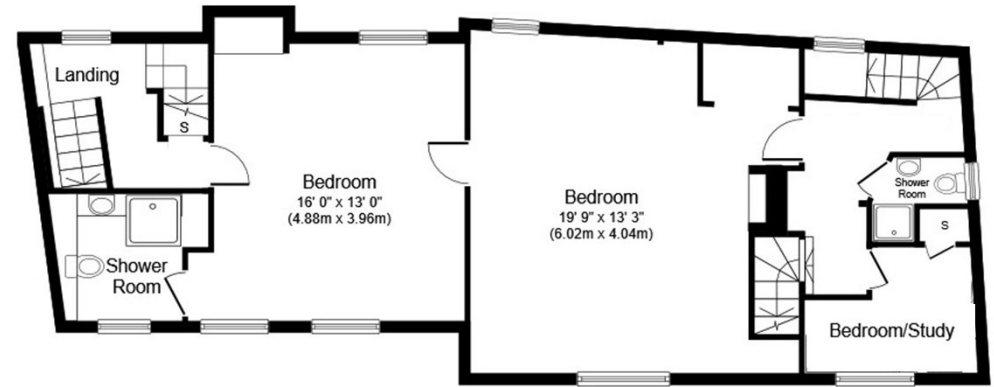
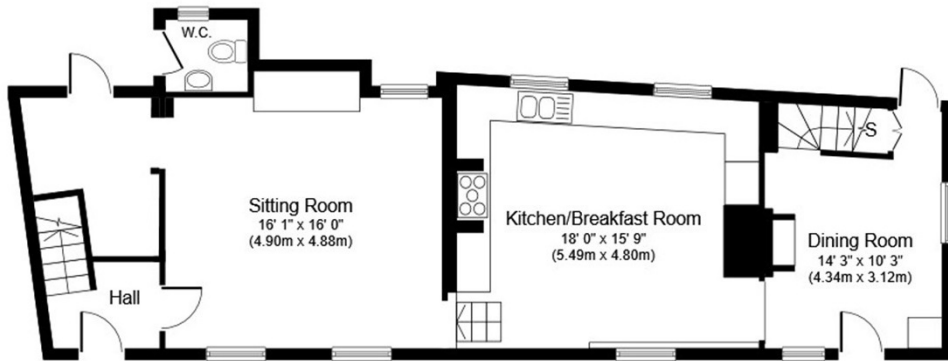












TOTAL FLOOR AREA: 2524 sq. ft (234 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
Mains drainage & all other services are connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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