



FOUNDATION

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37 Horselees Road, Boughton-under-Blean ME13 9TE

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



37 Horselees Road, Boughton-under-Blean ME13 9TE

- Modern Detached Family Residence
- Four Bedrooms & Two Bathrooms
- Almost 1700 Sq.Ft Of Accommodation
- Wood Burning Stove In Sitting Room
- French Doors To A Generous Garden
- Sought After Village Location
- Integral Garage & Driveway
- Easy Access To Both Faversham & 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:

This modern four double bedroom family home situated in the popular village of Boughton and has plenty of space for the mature or expanding family.

On entering the property, you are welcomed into the entrance hall which has access to the integral garage, a handy ground floor cloakroom with two piece fitted white suite and a spacious understairs cupboard.



There are two large receptions with the living room having a wonderful brick-built fireplace with a charming gas fire and French doors leading to the garden.

The fitted kitchen breakfast room has modern high gloss wall and base units with contrasting granite work surfaces and integral appliances including a range cooker, dishwasher and fridge and freezer. There is also a separate utility room which has matching units and an inbuilt washing machine.

To the first floor the spacious landing has access to four good sized double bedrooms with the principal bedroom having an en-suite wet room with shower, WC and wash hand basin.

There is also a four-piece family bathroom with panelled bath, shower, WC and wash hand basin.

OUTSIDE:

To the exterior at the rear the garden has lawn and separate patio areas with side pedestrian access available.

To the front the property is set back from the road behind a block paved driveway with parking for 2/3 cars and access to the integral garage which has an electric up and over door, light and power.



TOTAL FLOOR AREA: 1810 sq. ft (168 sq. m)
HOUSE: 1654 sq. ft (154 sq. m)
GARAGE: 156 sq. ft (14 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
All mains services are connected

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

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