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7, Longview Close, Boughton-under-Blean, Faversham, ME13 9FJ

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



7 Longview Close, Boughton, Faversham ME13 9FJ

- Striking Semi-Detached Family Home
- Three Generous Bedrooms & Two Luxury Bathrooms
- Exceptionally Energy Efficient
- Fully Integrated Open Plan Kitchen
- Creative Layout & Artistically Presented
- Exclusive Development In A Private & Quiet Close
- Driveway For Two Cars & Enclosed Rear Garden
- Village Location With Excellent Access To Canterbury

SITUATION:

Nestled within the charming village of Boughton-under-Blean, this property enjoys a desirable setting just four miles east of Faversham and five miles west of the historic cathedral city of Canterbury. A bus stop is conveniently located nearby, and the village itself is a designated conservation area, characterised by its unusually long high street lined with a wealth of period buildings. The village offers a strong sense of community and a range of local amenities including a primary school, village store, post office, hairdresser, several churches, and a choice of welcoming pubs and restaurants. It is also situated on the edge of Blean Woods, a vast expanse of ancient woodland designated as a Site of Special Scientific Interest, covering more than eleven square miles and providing excellent opportunities for walking and nature exploration. Boughton is well connected, lying close to the A2, offering direct access to both the motorway network and routes towards London and the Kent coast. The neighbouring village of Dunkirk adds to the

area's appeal, featuring a new village hall, garden centre, pub, and farm shop—further enhancing the local community spirit that links the two villages.

The nearby market town of Faversham and the vibrant city of Canterbury offer a broad range of secondary education, shopping, cultural venues, and leisure facilities. Both towns have mainline railway stations, with services including the high-speed link to London St Pancras. Faversham is also home to the highly regarded Queen Elizabeth's Grammar School, while Canterbury boasts a wide choice of state and independent schools, alongside three universities.

Just eight miles away lies the seaside town of Whitstable, renowned for its seafood, independent shops, and the annual Oyster Festival centred around its picturesque harbour and quayside. The town also offers excellent primary and secondary schooling, a thriving arts scene, and a variety of watersports and leisure opportunities.



DESCRIPTION:

A striking, energy-efficient three-bedroom family home, peacefully tucked away in a small close within the sought-after village of Boughton-under-Blean.

Built in 2016 by the highly regarded Wedgewood Homes, this exclusive development comprises just eight thoughtfully designed properties, each benefiting from off-road parking and private rear gardens.



The exterior showcases a tasteful blend of pale render, exposed brickwork, and sleek, contemporary double-glazed windows—creating a refined yet modern aesthetic. Inside, the home is finished to an exemplary standard, featuring a fully fitted kitchen with integrated appliances, luxurious bathrooms, and a desirable open-plan living area. French doors open seamlessly from the living space onto a generous garden, ideal for entertaining or relaxed family living.

The front door opens into a spacious entrance hall, complete with a cloakroom and a useful under-stairs storage cupboard.

The L-shaped living area can be accessed from two points off the hallway, creating a natural flow and subtle zoning between the dining and relaxing spaces—while still maintaining an open and sociable atmosphere.

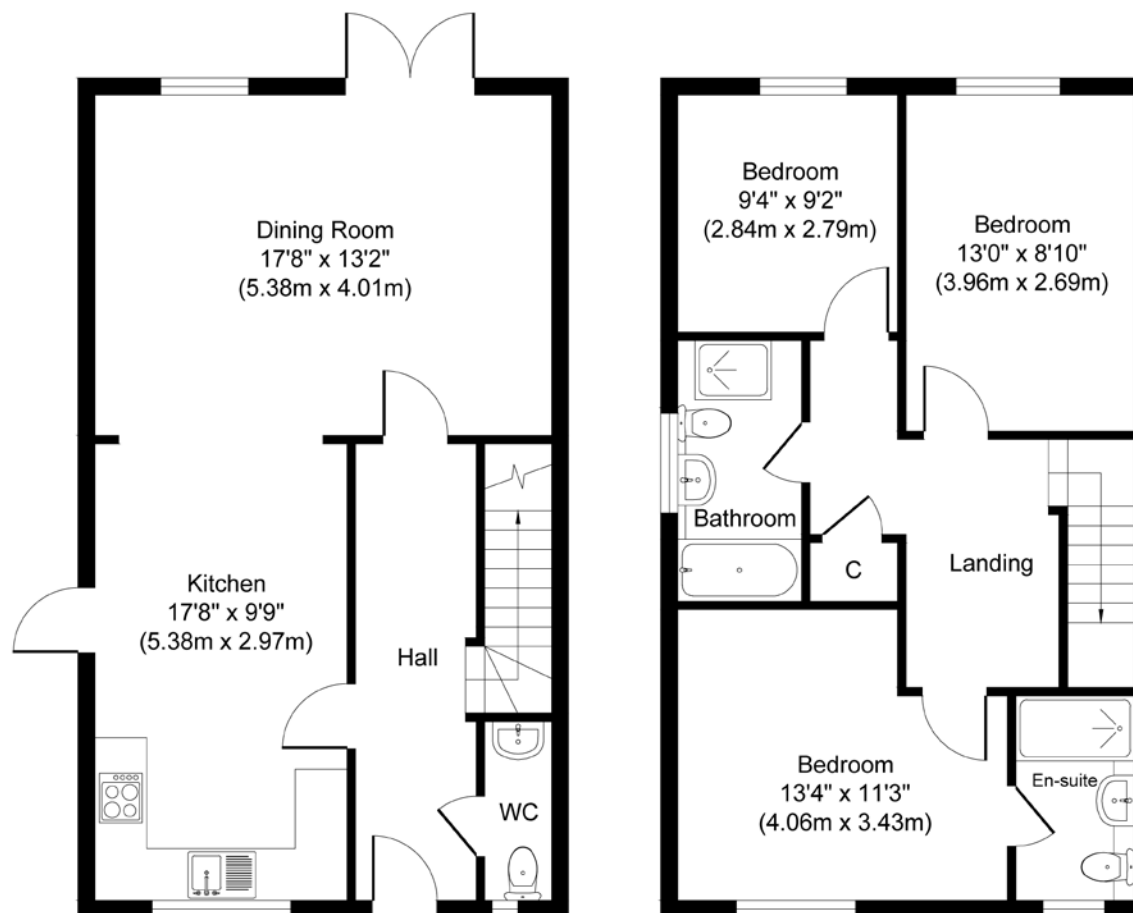
The kitchen features a sleek range of high-gloss cabinetry and comes fully equipped with integrated appliances, including an oven, microwave, gas hob, dishwasher, washing machine, and fridge-freezer. Quality wood-effect flooring has been laid seamlessly throughout the ground floor, complementing the modern aesthetic. Generous windows and French doors provide a triple aspect, allowing natural light to flood the space and enhancing the sense of openness.

Stairs rise to the first floor, where you'll find three well-proportioned bedrooms and a beautifully appointed family bathroom, featuring a bath, separate shower, WC, and a basin set within a stylish vanity unit. The principal bedroom benefits from a recently fitted array of mirrored wardrobes and a contemporary en-suite shower room.

OUTSIDE:

To the front of the property, a private driveway provides off-road parking for two vehicles. A gated side access leads to the rear garden, which is mainly laid to lawn and features paved patio areas—perfect for al fresco dining and outdoor entertaining.

The garden is fully enclosed, offering privacy and security, and is bordered by a variety of established shrubs and young trees. A secure storage shed is also included in the sale.



TOTAL FLOOR AREA: 1102 sq. ft (102 sq. m)



EPC RATING
B



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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