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13, The Ridgeway, Boughton-under-Blean, Faversham, ME13 9BB

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION



Freehold



## 13, The Ridgeway, Boughton-under-Blean, Faversham, ME13 9BB

- Beautifully Enhanced Semi-Detached Home
- Recently Installed Quartz Topped Kitchen
- Attractive Fireplace & Elegant Décor
- Open Plan Living Room With Patio Doors
- Two Bedrooms & A Beautiful Bathroom
- Converted Garden Room – Ideal Home Office
- Generous Plot Of Gardens & Grounds
- Village Location Between Faversham & Canterbury

Situated in a peaceful spot in the village of Boughton-under-Blean, this location enjoys easy access to a nearby bus stop and is ideally placed—just four miles east of Faversham and five miles west of the vibrant cathedral city of Canterbury. The village itself is a designated conservation area, centred around a long main street lined with historic buildings. Local amenities include a primary school, post office, hairdressers, village store, several churches, and a choice of pubs and restaurants, all contributing to a strong community feel.

Boughton sits adjacent to Blean Woods, a Site of Special Scientific Interest covering over eleven square miles. The village is close to the A2, offering convenient links to the motorway network, London, and the coast. The neighbouring village of Dunkirk, closely connected to Boughton, also boasts a new village hall, pub, garden centre, and farm shop, adding to the area's community spirit.

Nearby Faversham and Canterbury provide an excellent range of secondary education,

leisure facilities, and shopping. Faversham is home to the renowned Queen Elizabeth Grammar School, while Canterbury offers a wide selection of state and private schools, as well as three universities. Both towns have mainline train stations with high-speed services to London St Pancras.

Canterbury, just seven miles away, is a lively and cosmopolitan city featuring a blend of high street brands and independent shops, along with a diverse range of cafes and international restaurants. It also offers excellent cultural and leisure amenities, including the refurbished Marlowe Theatre. Rail services from Canterbury provide fast and regular connections to London Victoria, Charing Cross, Cannon Street, and St Pancras.

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.

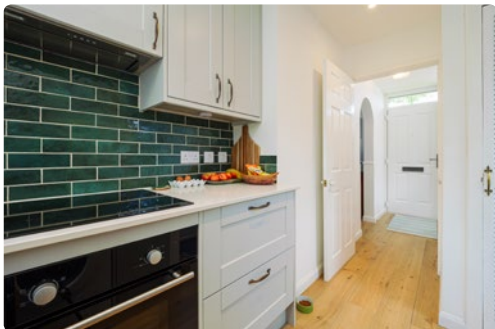




#### DESCRIPTION:

A beautifully renovated two-bedroom semi detached home occupying an unusually large plot with attractive gardens to both the front and rear, this beautifully enhanced property has been fully renovated to an exceptional standard.

The current owner, with a keen eye for detail and a flair for interior design, has transformed the property into a stylish and inviting home. Internally, the house boasts a bespoke Howdens contemporary kitchen with sleek quartz worktops, a recently updated bathroom, a modern boiler, and many new radiators throughout.



Externally, an original outbuilding has been thoughtfully restored and upgraded with high levels of insulation and smart dark-framed patio doors—making it ideal as a home office, studio, guest room, or additional storage. Originally built in the 1940s, the property is located on The Ridgeway in the highly sought-after village of Boughton. The village

offers a range of amenities, including a shop, post office, two traditional pubs, and a well-regarded primary school. There are excellent bus links to both Faversham and Canterbury. Accommodation:

A pretty front door opens into a spacious entrance hall featuring a beautifully stripped staircase balustrade. To the right, a generous open-plan living and dining area offers clearly defined zones for relaxing and entertaining. A characterful fireplace creates a striking focal point, while sliding double doors lead out to the sun terrace.

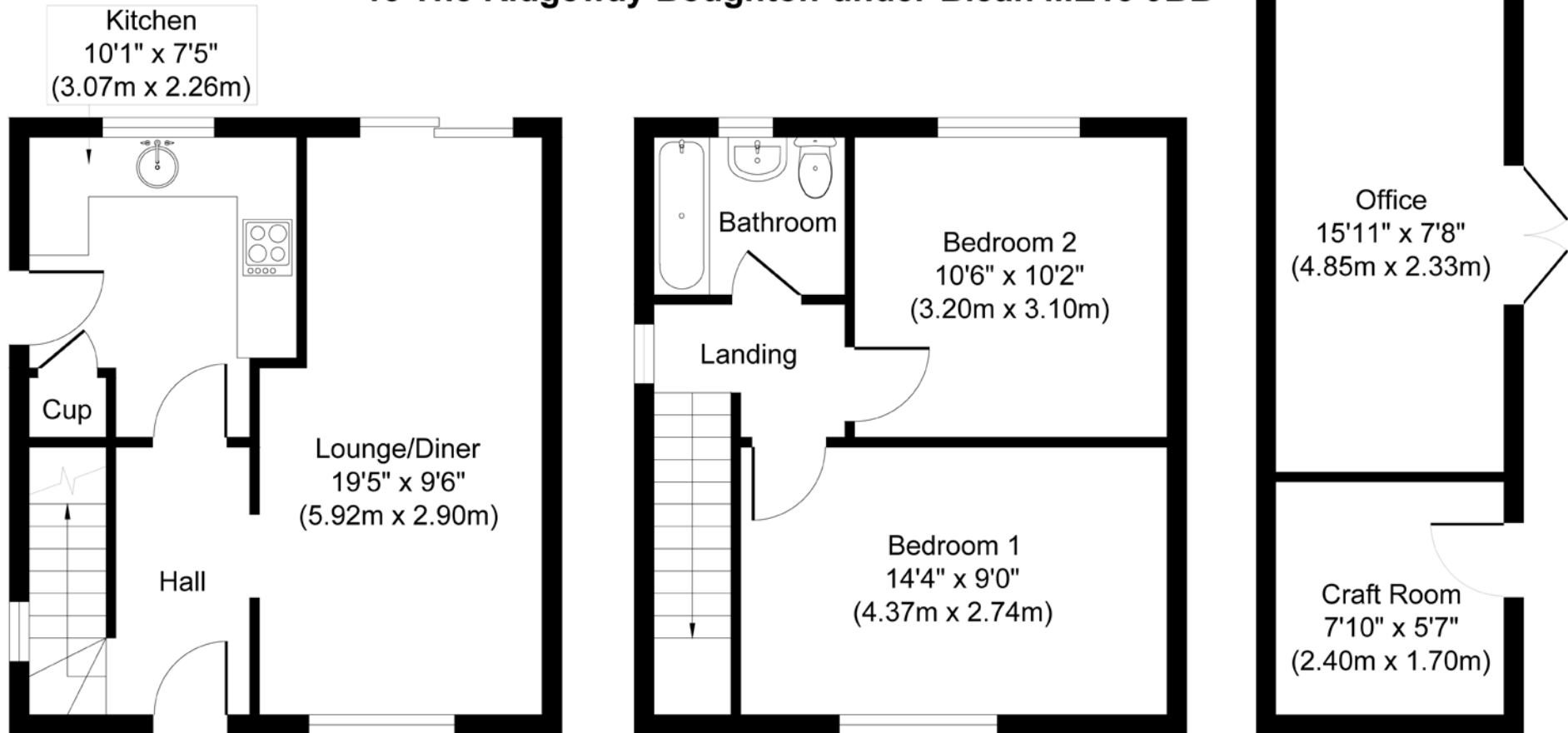
The thoughtfully designed Howdens kitchen makes excellent use of space, featuring pale cabinetry, quartz worktops, an integrated oven, induction hob, and stylish green metro tiles for a splash of colour and charm. High quality engineered floorboards have been laid and echo the same seamless flooring found in the living room. Upstairs, there are two comfortable double bedrooms and a

beautifully appointed bathroom, complete with a large bathtub and overhead thermostatic shower, WC, and basin. The room is finished with elegant marine blue metro tiles, adding a touch of sophistication.

#### OUTSIDE:

The home sits on a substantial corner plot with a large front and side garden—fully enclosed, making it ideal for children and pets. The lawn is bordered by mature hedging, offering privacy and a tranquil feel. There is scope to create off-street parking (subject to the necessary planning consents). To the rear, a sunny breakfast terrace leads to the newly refurbished outbuilding, which has been cleverly divided into two sections: a practical storeroom and a beautifully appointed space that could serve as a home office or guest suite. Beyond the terrace, the garden continues with a further expanse of lawn and a delightful, decked seating area, perfect for enjoying the evening sun.

## 13 The Ridgeway Boughton-under-Blean ME13 9BB



TOTAL FLOOR AREA: 855 sq. ft (79 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected

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

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