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2 Westlea Oast, Bull Lane, Boughton-under-Blean, ME13 9JF

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Westlea Oast, Bull Lane, Boughton-under-Blean, ME13 9JF

- Striking Semi Detached Converted Oast
- Four Double Bedrooms & Two Bathrooms
- Open Plan Living Areas & Circular Reception
- Almost 2000 Sq.Ft Of Spacious Accommodation
- Opportunity To Convert Loft Space
- Set Within Half An Acre Of Splendid Grounds
- Solar Room, Cabin & Double Garage
- Semi Rural Location Excellent Access To Faversham

SITUATION:

Located in a semi-rural position in the village of Boughton-under-Blean, with a bus stop in close proximity it is just three 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.



A striking four-bedroom converted oast house offering almost 2,000 sq. ft. of beautifully proportioned accommodation, set within a generous half-acre plot. Number Two, Westlea Oast is a captivating example of Kent's agricultural heritage, once used for drying hops, a craft deeply woven into the region's history. Last operational at the close of the Second World War, the building was thoughtfully converted at the turn of the 21st century into a characterful family home rich in period features, including exposed brickwork, circular rooms, and distinctive windows.



The current owners have made a number of tasteful improvements, including installing a new cowl, fully enclosing the garden with fencing, extending the driveway, fitting a new rear gate, and adding a charming solar room and a versatile garden cabin.

The home's iconic façade is defined by its handsome conical kiln and rustic red brickwork, softened by white-painted windows and framed by mature trees, giving

a graceful balance of historic charm and modern country living. The stable front door, positioned to the side beside the driveway, opens into a welcoming entrance hall with flagstone floor tiles and a bespoke coat closet, handcrafted by a local joiner.

To the right, a spacious open-plan kitchen and dining room offers ample room for cooking, entertaining, and relaxing. The kitchen is fitted with a range of floor and wall units, some integrated appliances, a double range cooker, and a tiled breakfast bar. A separate utility room provides practical space for laundry and storage. The sitting room, set within one of the original roundels, is a particularly elegant space with direct access to the garden, perfect for peaceful afternoons or cosy evenings, next to the wood burning stove. Completing the ground floor is a well-placed cloakroom located off the entrance hall.

Upstairs, there are four generous double bedrooms and two well-appointed bathrooms. The principal bedroom, also

housed in a roundel, enjoys beautiful views and benefits from a private en suite. The loft, a vast and underused space, offers excellent potential for conversion (subject to planning consent).

OUTSIDE:

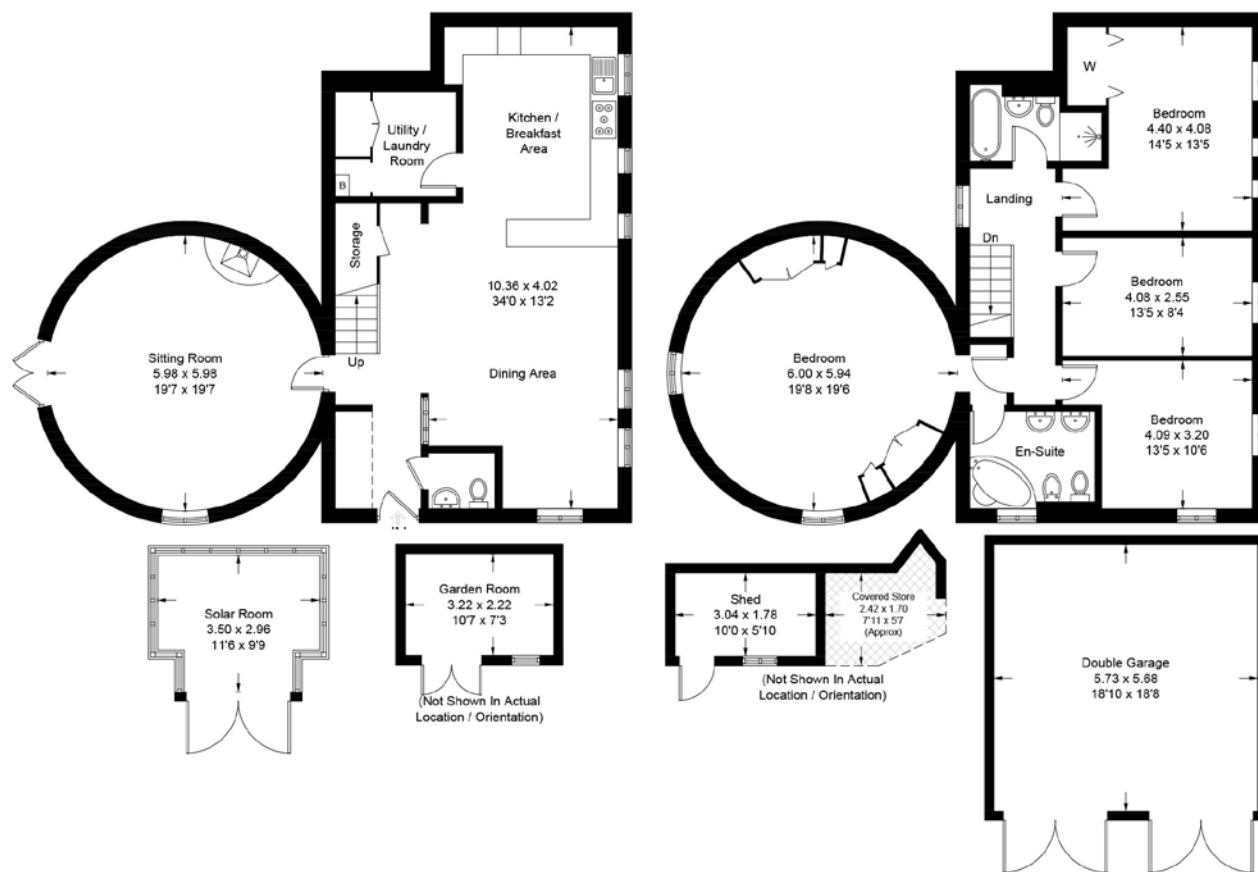
The property sits on a substantial half-acre plot, thoughtfully landscaped and fully enclosed. The current owners have added a charming solar room and a timber garden cabin/studio, ideal for use as a home office, gym, or creative space. An extended driveway offers parking for multiple vehicles and includes an EV charging point, whilst at the rear of the property there is additional parking and a double garage. The gardens are planted with mature trees, established shrubs, and wide expanses of lawn, creating a peaceful, private outdoor retreat, with areas for growing vegetables accompanied by a storage shed and greenhouse. There may also be potential for an additional dwelling or annexe on the grounds, subject to planning permission.











TOTAL FLOOR AREA: 2501 sq. ft (232 sq. m)
HOUSE: 1913 sq. ft (177 sq. m)
OUTBUILDINGS: 588 sq. ft (54 sq. m)



EPC RATING
E



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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

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