



Old Well House, The Street, Boughton-under-Blean ME13 9AX



DESCRIPTION:

Brimming with character this sizeable, three bedroom, detached Victorian dwelling, with garaging and cellar, sits elevated from The Street overlooking it and the apple orchards out to Hernhill. It has been a much-cherished home and its playful layout and mischievous Victorian mock-Tudor touches make it a unique and delightful residence.

The property is entered via the left-hand side. The modern, Victorian panelled, half glazed door is approached from the grass edged, gravel access to the garage at the rear of the house. To the left of the door, a large UPVC Georgian style window provides plenty of light into the generous, characterful entrance hallway. With original wooden floorboards, exposed brickwork, exposed ceiling beams and wooden panelling, this hub of the house is a sensuous delight.

The hallway houses one of the two sets of stairs from the ground floor to the first,

which are opposite you as you enter the front door. The door to the main lounge is directly ahead underneath the apex of the stairs. To your right, an original Victorian panelled door opens to a substantial dining room at the front of the house. To your left, with the front door behind you and beyond the hallway window is a dual aspect modern tiled wc with a basin and, next to this on the adjacent wall is a fully tiled shower room with large shower tray and a basin. Next to this, a doorway leads to the kitchen.

Entering the dining room, the eye is drawn to the two large Georgian style, double glazed windows looking out to the orchards opposite. The left most of these is a small bay hinting at a previous central front entrance. This generous space continues with the original floorboards and the windows are set into a wood panelled wall, the contrast of colours with the other plastered walls provides a feel of rural calm and is complemented by the two beautiful full length, built-in, wooden corner cabinets

- Substantial Detached Victorian Residence
- Extensive Accommodation Over Three Floors
- Opportunity To Update & Modernise
- Some Period Features Throughout
- Three Bedrooms Plus Loft Room
- Three Reception Rooms
- Within 0.21 Acre Plot With Two Garages
- Stunning Views Over Orchards & Countryside





on the wall opposite the window. Also on this wall to the left of the door from the hallway is a gas fireplace.

Opposite the small bay window is the entrance to a single room brick cellar with a central well that the property draws its name from.

With access directly from the dining room and great natural temperature this could make a fantastic wine cellar. To the right of the cellar door a varnished period door leads to a smaller reception room.

Another large, double glazed, Georgian style window offers the same semi-rural vista and floods the room with light. Wooden panelling on the wall housing the windows and restored wooden flooring strikes a pleasant juxtaposition between the plaster work and handsome wooden mantelpiece surrounding a coal effect gas fire.

To the rear of the room a vertical split door opens to the main lounge. With crisp white plastered walls, white painted exposed beam ceiling and varnished wooden floorboards the room's focal point is the large marble open fireplace and hearth. On the wall opposite this UPVC double glazed French doors open out to the block paved patio area to the side of the house.

This well-appointed room also gives access through a second vertical split door (to the left of the first) to another staircase to the first floor. To the direct left of the fireplace, a glass panelled wooden door takes you back to the entrance hall.

The kitchen is entered via a door opposite the foot of the hallway staircase and

runs along the rear part of the house. On entering, directly opposite is the double glazed back door, to your right the kitchen offers useful work space with white wall and base units and contrasting dark wooden laminate work surface space on both walls.

There is a six-ring gas hob, two and a half sink, eye level electric oven and grill and space for a washing machine and dishwasher. With two windows overlooking the rear garden, this bright room also has a hard wearing ceramic tile floor.

The stairs from the main lounge terminate in the landing with great views across the fields to Hernhill. A mix of wooden panelling to your right and exposed brick work and beams to your left as you come up the stairs, again give a hint to the

pure enjoyment the houses originators and subsequent owners have had living here. Carpeted and with mostly wood panelled walls the landing gives access to two double bedrooms at the front of the property.

A mixture of panelling and exposed brickwork and beams both rooms have excellent views.

The landing also gives access to a separate toilet with basin, next to this the stairs down to the entrance hall. Next to this is the door to the dual aspect master bedroom.

This room receives beautiful light and has a view over the garden, rear terrace and garage area. This generous room also has



TENURE: FREEHOLD



a large double aspect en-suite bathroom

Finally the landing gives access via a central flight of stairs to a suite of two loft/hobby rooms each with their own window and eave space storage.

OUTSIDE:

The substantial, double fronted property sits back with a low walled, mostly shingled, front garden. The rear garden wraps around from the right hand side of the property from The Street to the garage at the rear.

To the right hand side of the house a large patio area allows access to the side gate which opens to the front garden. The curving patio is edged by a retaining wall where a generous lawned area low trees and shrubs flanks and rises beyond the patio to level, bricked and shingled area at the rear with a large prefab double garage.

This terraced area continues across the rear of the garden, with bbq space, to the currently used brick, single garage and rear access.

Steps down from this area lead to the kitchen door and useful wood store area. The garage and parking space are accessed via the gravel track to the left of the property.



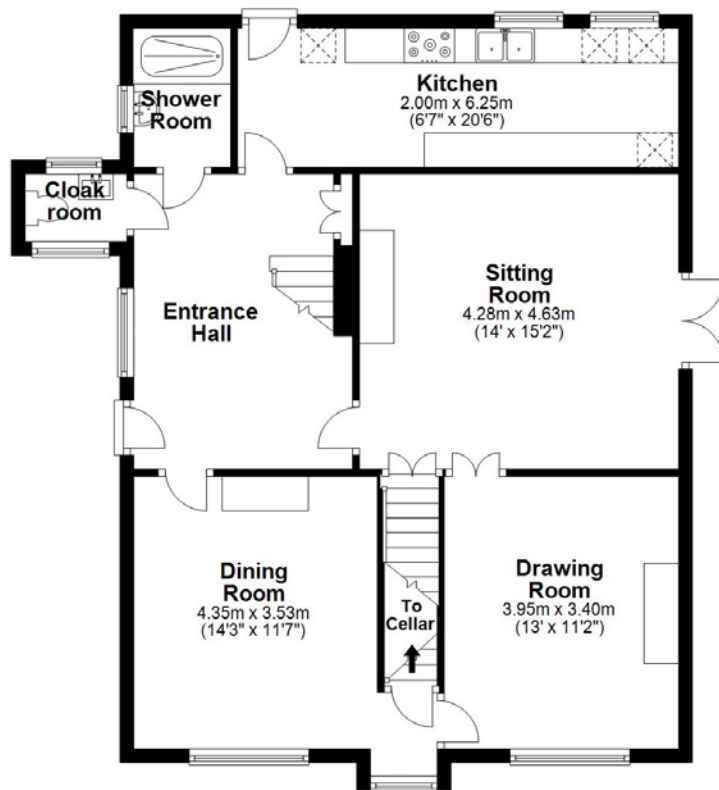




TOTAL FLOOR AREA: Approx. 2053.9 sq. ft (190.8 sq. m)
 EPC RATING: E COUNCIL TAX BAND: F
 GENERAL INFORMATION: All mains services connected.

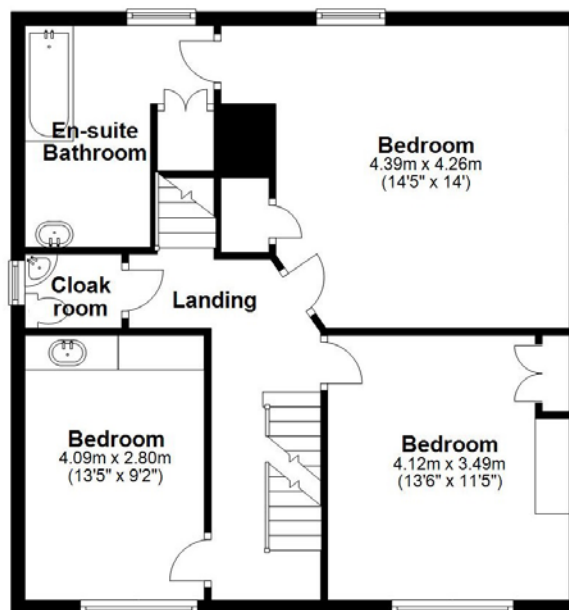
Ground Floor

Approx. 84.0 sq. metres (904.3 sq. feet)



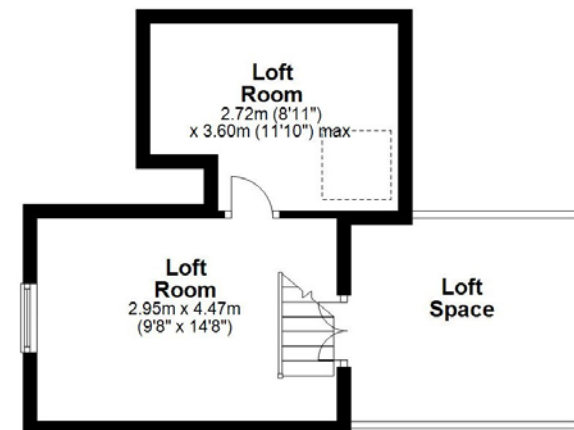
First Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



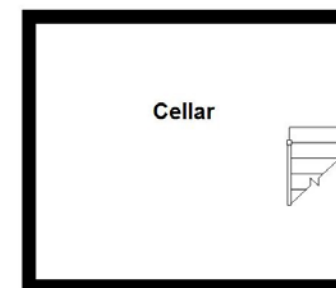
Second Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



Basement

Approx. 16.3 sq. metres (175.6 sq. feet)



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