



Foundation

ESTATE AGENTS

TOWN, VILLAGE & DISTINCTIVE HOMES

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1 School Lane, Boughton-under-Blean ME13 9AW

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- A Charming Victorian End Of Terrace Cottage
- Opportunity To Update & Modernise
- Two Double Bedrooms
- First Floor Bathroom
- Two Reception Rooms With Fireplaces
- Approx. 50 Ft Rear Garden
- Situated Off The Main Street
- Popular Village Setting With Numerous Amenities

SITUATION:

The property is situated on a walkway just off the main street in Boughton, adjacent to the village school.

Boughton-under-Blean is 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 which is situated at Woods Garage, hairdressers, several churches and a village stores.

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. The village is also well served with a bus route to Faversham and Canterbury.

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 town of Faversham offers a far wider range of shopping, leisure and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School.

Faversham also has a mainline station with a high speed link to London St Pancras in just over an hour.





DESCRIPTION:

A charming, two bedroom end of terrace, cottage with a cosy log burner and 50 ft rear garden in the sought after village of Boughton-under-Blean. This centrally located, Victorian property is in need of some updating and offers a great opportunity to acquire and add value to a charming dwelling in a convenient and desirable village location.



Situated just off the pedestrian walkway at the end of School Lane opposite the school, the property is entered via a wood effect, UPVC, double glazed, half frosted Victorian panelled front door with a full length frosted pane beside. The property is entered via the bright, double aspect kitchen with terracotta tiled flooring, floor and wall units, a worktop, a one and a half sink and four ring gas hob. In addition, there is an integrated electric oven, space for a washing machine and an electric wall heater, whilst a double glazed wood effect window overlooks the garden.



The kitchen opens into the main reception room, which has stairs to the first floor in front of you, a natural wood, latch key door to a further reception room and dark, wooden-framed French doors opening onto the garden towards the rear. The living room also has a beautiful, exposed brick fireplace with a log burner, hard wearing, wood effect, laminate flooring and an electric heater. The smaller, L shaped, double aspect reception room to the front of the house has a tiled open fireplace, an electric wall heater and a useful storage cupboard.



The carpeted stairs lead to a galleried landing on the first floor, which gives

access to the bathroom and two good sized bedrooms. The larger bedroom to the rear of the house has a natural wood latch-key door, double glazed wood effect window over-looking the garden, built in storage and an electric heater. The second bedroom at the front of the house is L shaped and has an electric heater with a window overlooking the lane and the school. The well-appointed bathroom is part tiled with mosaic effect laminate flooring, basin, wc and a cast iron bath. The room has a frosted, double glazed window, electric wall heater and also houses the water heater.

OUTSIDE:

The main body of the house is red brick with a slate tiled roof, with the kitchen and

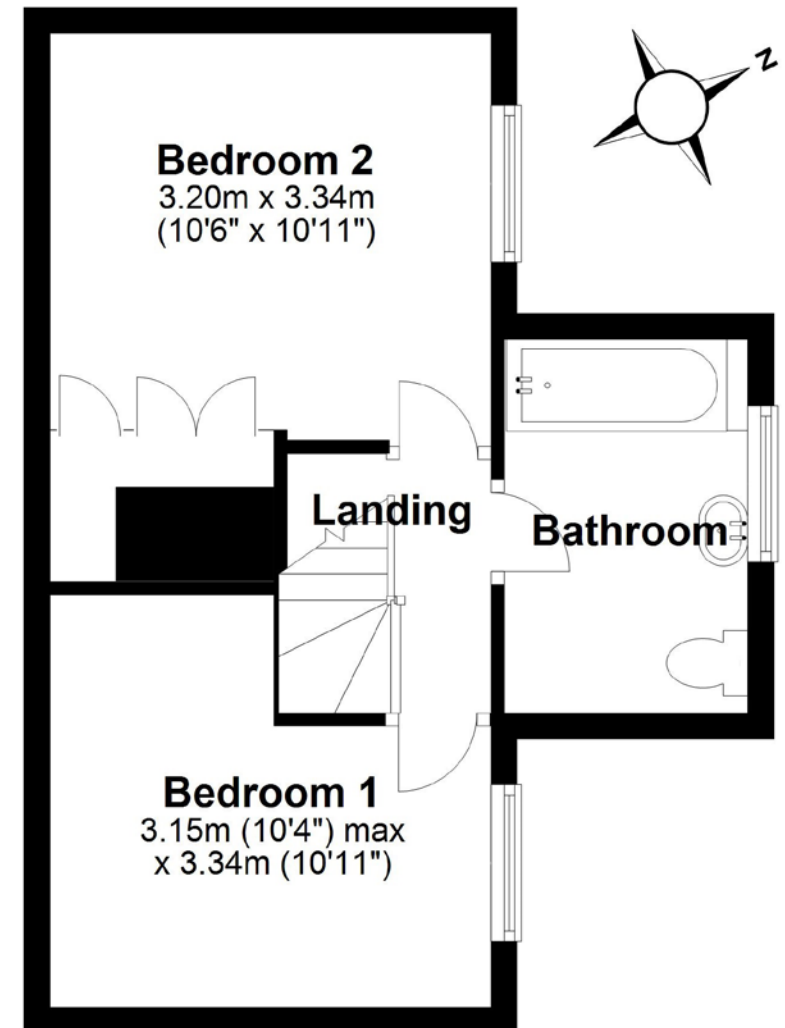
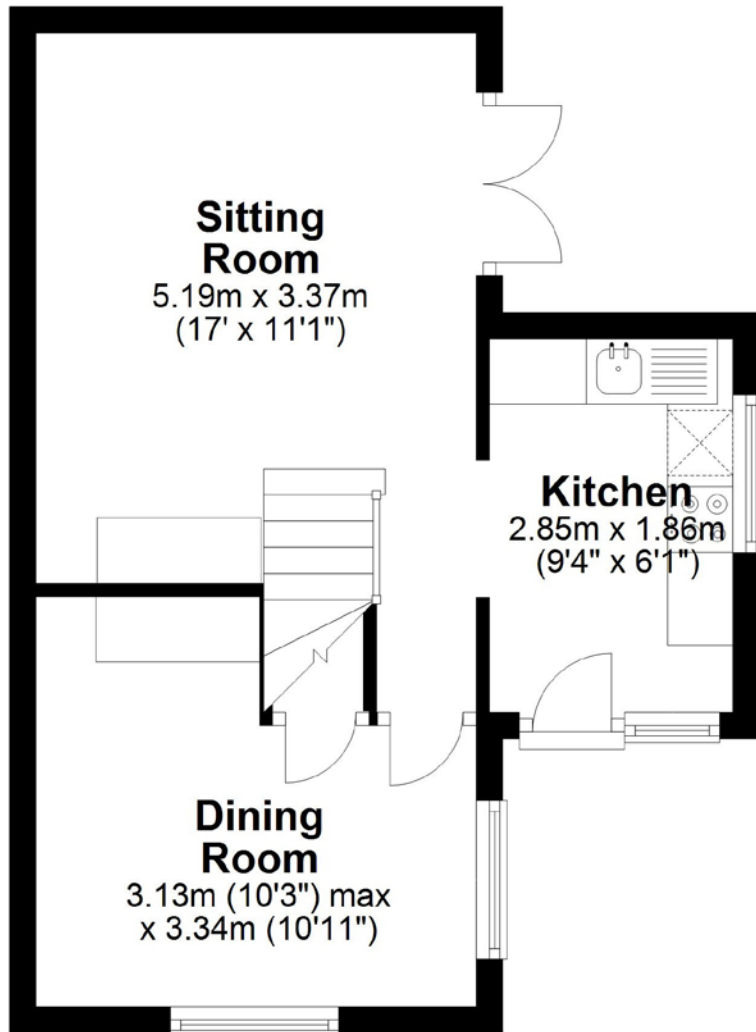
bathroom extension weatherboarded to the first floor and rendered below. Approached from the path at the end of School Lane, the property benefits from a small concrete frontage outside the front door, flanked on the right by the garden fence with the garden gate opening onto the path to next to this.

The pretty garden measures approximately 50 ft and has a patio area around the house and a rear gate with a double course of red bricks marking the start of the lawned area which narrows toward the potting shed at the rear of the garden. A well maintained, attractive hedge separates the garden from the lane on the right and an established border with shrubs and small ornamental tree flanks the garden to the left.



TENURE: FREEHOLD

TOTAL FLOOR AREA: Approx. 657.5 sq. ft (61.1 sq. m)
EPC RATING: F COUNCIL TAX BAND: B
GENERAL INFORMATION: All mains services connected.



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