



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Lamorna, Bull Lane, Boughton-under-Blean, Faversham, ME13 9AH

x BEDROOMS | x BATHROOMS | x RECEPTIONS

Freehold



Lamorna, Bull Lane, Boughton-under-Blean, Faversham, ME13 9AH

- Splendid Semi Detached Bungalow
- Over 800 Sq.Ft Of Accommodation
- Two Double Bedrooms
- Kitchen, Living Room & Conservatory
- Generous Rear Garden
- Driveway & Detached Garage
- Sought After Village Location
- Between Faversham & Canterbury

SITUATION:

Located in the village of Boughton-under-Blean, with a bus stop and sought after primary school within 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 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.



DESCRIPTION:

A splendid semi-detached two-bedroom bungalow, originally built in the 1970s, offering an exciting opportunity for further enhancement and modernisation. Lamorna is situated in the highly desirable village of Boughton, ideally positioned between the historic market town of Faversham and the renowned cathedral city of Canterbury.

Extending to over 800 sq. ft. of well-proportioned accommodation, the property also benefits from a detached garage, ample driveway parking, and a generous rear garden, making it an ideal home for those seeking comfortable single-storey living in a peaceful village setting.

The centrally positioned entrance hall provides a welcoming introduction to the home and leads through to the rear of the property, where the fully fitted kitchen can be found. Thoughtfully arranged, the kitchen incorporates a range of integrated appliances, including a double oven and gas hob, while



offering ample storage and preparation space.

The kitchen flows seamlessly into a spacious conservatory, creating an excellent area for dining and entertaining while enjoying delightful views over the garden.

Adjacent to the conservatory is the bright and inviting sitting room, a comfortable living space featuring an electric fireplace and pleasant outlooks across the rear garden, allowing natural light to flood the room.

Both bedrooms are positioned to the front of the property and are generous double rooms, offering excellent proportions and versatility for family, guests, or home working. The bathroom is fitted with a bathtub, wash basin, and WC.

Externally, the rear garden is a particularly attractive feature of the property, predominantly laid to lawn and enjoying a good degree of privacy. A pathway runs to the side, providing convenient access around the property.

The front garden is equally well maintained and bordered by the driveway, which leads to the detached garage.

Overall, Lamorna presents a wonderful opportunity to acquire a charming bungalow in a sought-after village location, with excellent scope to personalise and add value



TOTAL FLOOR AREA: 1009 sq. ft (93 sq. m)
 HOUSE 806 sq. ft (74 sq. m)
 GARAGE: 203 sq. ft (19 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 TBC



GENERAL INFORMATION
 All services are mains connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

