



Vine Cottage, Stockers Hill, Boughton-under-Blean ME13 9AB



SITUATION:

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 period buildings either side and is a designated conservation area. The village benefits from a very good primary school, post office, village hall and village stores. There are a range of pubs and restaurants and it has a real community feel. It is situated near to Blean Woods which have been designated a Site of Special Scientific Interest and covers 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 of Dunkirk has a 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 historic market town of Faversham offers a wide 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.

The sought after seaside town of Whitstable is situated seven miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside.

- Substantial Grade II Listed Detached House
- Exceptional Period Features Throughout
- Opportunity To Update & Modernise Interior
- Five Bedrooms - Three Reception Rooms
- Huge Inglenook Fireplace In Drawing Room
- Kitchen/Breakfast Room With Old Bread Oven
- Gated Driveway With Parking For Two Cars
- Set Within Approx. A Quarter Of An Acre Plot





DESCRIPTION:

A substantial Grade II Listed detached residence, with exceptional period features throughout, set within a generous plot of approximately a quarter of an acre with gated off road parking, situated on the edge of the village of Boughton-under-Blean.

The property originally dates back to circa 1540, with significant later additions and now offers over 2600 square foot of accommodation spread over two floors.

Beyond its imposing façade, Vine Cottage contains a wealth of period features, with extensive exposed beams and timbers, several fireplaces including a vast inglenook in the drawing room, an old bread oven in the kitchen and a distinctive Kent peg catslide roof.

The front door opens into an impressive drawing room, with a wealth of exposed beams and an inglenook fireplace with an oak bressumer and a wood burning stove. The inglenook measures almost 16 ft end to end, and is believed to be one of the largest in Kent.

The drawing room opens onto a large dining room with a vaulted ceiling overlooked by a mezzanine landing from the first floor.

A latch-key door leads to an outer lobby with access to a shower room, the sitting room and the rear driveway outside.

The sitting room has a splendid Georgian fireplace, with curved alcoves either side, a beamed ceiling and a lovely bay window.

The kitchen/breakfast room is to the front of the house and is a spacious room, fitted with a range of bespoke pine wall and floor units, set around rolled top work surfaces, an island and a ceramic tiled floor. A fireplace with a flagstone floor and a wood burner style gas fire add

comfort, whilst a fabulous old baker's bread oven (currently blocked off) creates a charming feature to this wonderfully homely room.

From the kitchen, a door leads to another outer lobby which also provides access to the rear garden. There is also a useful converted cellar and wine store which is accessed from the drawing room.

On the first floor, a long mezzanine



TENURE: FREEHOLD



landing leads to five double bedrooms, each with exposed beams and generous proportions, and two bathrooms. Whilst we believe the structure of the house has been well maintained over the years, various elements of the interior, such as the bathrooms and the kitchen are perhaps ready to be modernised, thus offering the opportunity for a new owner to create their mark on this fabulous and historic home.

OUTSIDE:

Vine Cottage sits within a generous plot which measures approximately a quarter of an acre and is set back from Stockers Hill behind a long front garden, enclosed by a low level brick wall and iron railings, which set the property off with a sense of grandeur.

To the rear of the property (and accessed via the approach to Roots Kitchens & Bathrooms) a timber five bar gate opens onto a gravelled driveway which could accommodate two cars. The rear garden is mainly laid to lawn and beautifully planted with an extensive variety of flowers, shrubs and trees, including two mature apple trees.



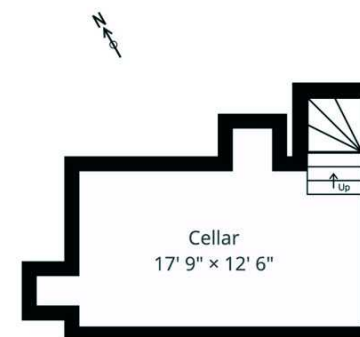
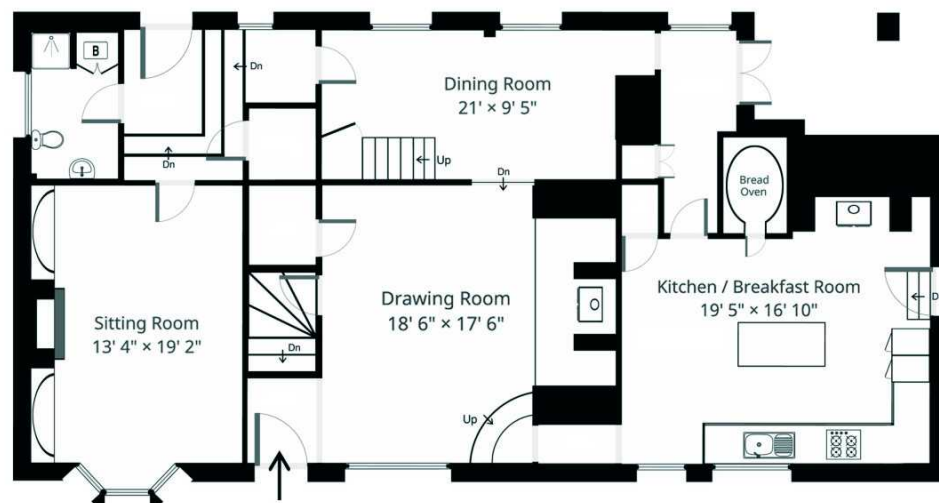
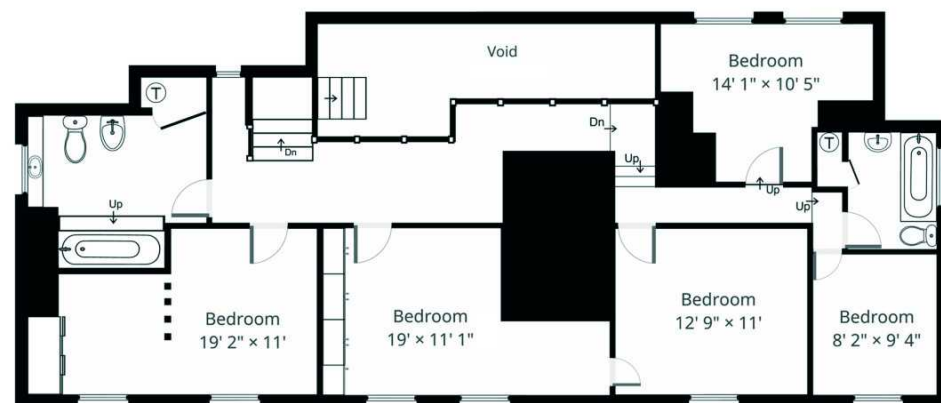




TOTAL FLOOR AREA: Approx. 2684.3 sq. ft (249.4 sq. m)

COUNCIL TAX BAND: G EPC RATING: EXEMPT

GENERAL INFORMATION: The property is Grade II Listed. All mains services.



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