



SAXON SHORE
— ESTATE AGENTS —



162 The Street, Faversham, ME13 9AL

Offers in excess of £450,000

Introducing this characterful three bedroom, semi detached period home located in The Street in the village of Boughton-Under-Blean. Inside are a wealth of original period features. Originally a dwelling with adjoining village shop, the property was amalgamated in the late 1990's. The village sits between Faversham and Canterbury is conveniently located close to transport links and ideal for commuters. This family home is situated on the Main Street within walking distance to the village school, recreation ground, churches village shop and country walks.

Accommodation spans across three floors and comprises an entrance hall, a spacious lounge with French doors opening onto a court yard leading to the garden, a dining room, a kitchen with shaker style cupboards and butler sinks, a conservatory currently used as further reception space, a utility room with butler sink and a shower room/WC to the ground floor.

Downstairs is a large cellar room, useful for extra storage.

Cellar
17'1" x 10'10" (5.22 x 3.32)

Entrance Hall



Lounge
11'6" x 22'9" (3.52 x 6.95)



Dining Room
10'4" x 17'8" (3.16 x 5.4)



Kitchen
10'4" x 5'1" + 6'5" x 14'9" (3.16 x 1.55 + 1.96 x 4.50)



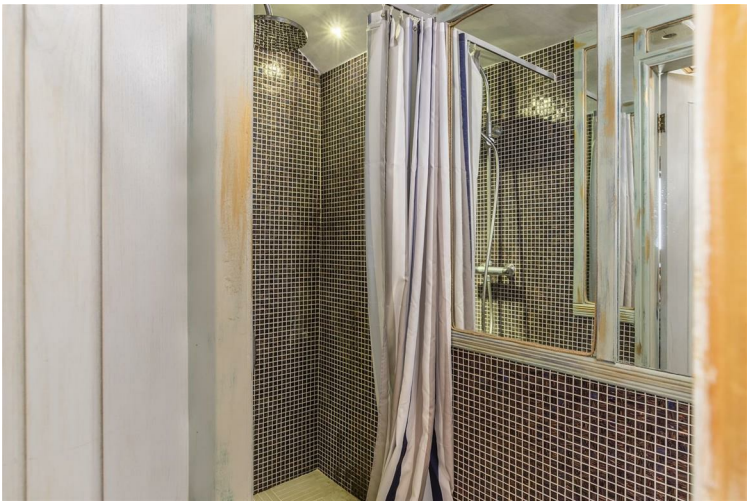
Conservatory
15'3" x 7'3" (4.65m x 2.22m)



Utility Room
5'4" x 10'0" (1.65 x 3.06)



Shower Room
3'3" x 10'0" (1.01 x 3.06)



Landing



Bedroom 1
10'4" x 15'2" (3.16 x 4.64)



Walk In Wardrobe / Study
10'4" x 7'6" (3.16 x 2.31)



Bedroom 2
11'6" x 10'10" (3.52 x 3.32)



Bedroom 3
9'8" x 7'6" (2.97 x 2.31)



Bathroom
7'4" x 8'2" (2.25 x 2.5)



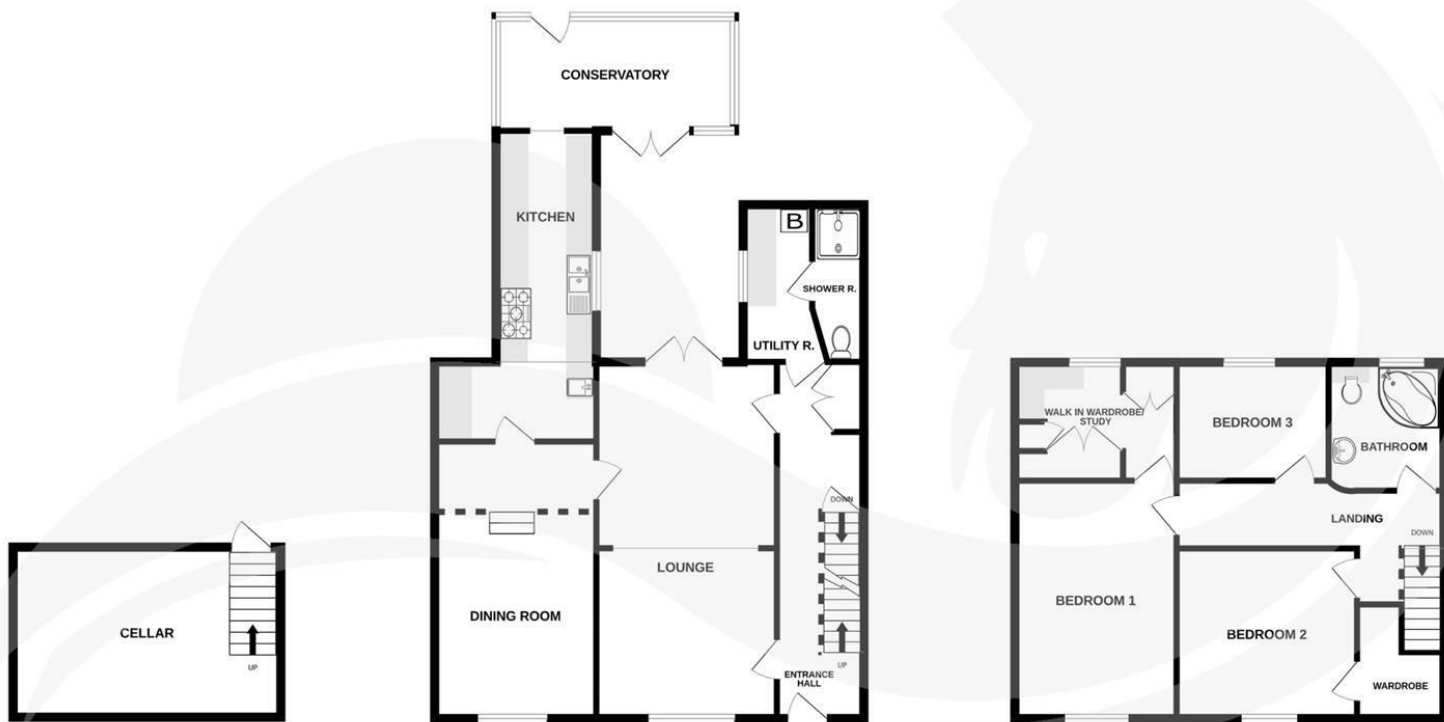
Garden



BASEMENT
17.3 sq.m. (187 sq.ft.) approx.

GROUND FLOOR
84.6 sq.m. (911 sq.ft.) approx.

1ST FLOOR
58.2 sq.m. (627 sq.ft.) approx.



TOTAL FLOOR AREA : 160.1 sq.m. (1724 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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