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3 Oak Mews, Horselees Road, Boughton-Under-Blean, Faversham, Kent, ME13 9FX

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**3 Oak Mews, Horselees Road,
Boughton-Under-Blean, Faversham,
Kent, ME13 9FX**

Offers over £400,000 Freehold

A beautifully presented three bedroom semi detached family home which is part of a small private cul de sac development in the popular village of Boughton-Under-Blean. The house has light & airy accommodation, an open plan layout downstairs and beautifully landscaped gardens. The property also benefits from the remainder of its 10 year new build warranty with approximately 5 years remaining.

- Three bedroom semi-detached family home
- Energy efficient 'A' rated EPC
- Off Road Parking
- Solar panels
- Under floor heating
- Beautifully presented throughout
- Open plan kitchen, sitting room & dining room
- Beautifully landscaped gardens
- Home garden office with air conditioning & heating
- Remainder of the new build warranty remaining

The front door opens to the entrance hall which has a handy cloakroom. The open plan sitting room, dining room & kitchen is a fantastic space for entertaining and benefits from under floor heating, it's light & airy and has French doors leading out to the garden.

The kitchen is fitted with a good range of modern white gloss units and has integrated appliances.

Upstairs, the landing leads to three bedrooms and the modern family bathroom. Bedroom one benefits from a stylish en-suite shower room.



Outside, there are two allocated parking spaces and a pretty front garden.

The rear garden measures approximately 36' x 29' and has been beautifully landscaped with mature planting, a lawn and two paved seating areas. There is a timber home office benefits from air conditioning and heating – a fantastic space for those who work from home as well as plenty of storage to the side of the house.

Boughton-under-Blean is a well-connected village located between Faversham and Canterbury. It offers easy access to both the A2 and M2 motorways and benefits from a regular bus service. The village has four pubs and restaurants, including the popular Cave, set within the grounds of Boughton Golf Club. Surrounded by open countryside and ancient woodland, it's a favorite spot for walkers and cyclists. Nearby, Mount Ephraim boasts ten acres of Edwardian gardens, featuring a lake and a Japanese rock garden. Just 3.5 miles away lies Seasalter beach, an ideal place to enjoy summer sunsets. Families are well served with D-Dee's Nursery, rated 'outstanding' by Ofsted and only a short walk from the property, as well as Boughton-under-Blean and Dunkirk Primary School within the village.

We understand from the vendors there is a management fee for the upkeep of external communal areas of £120 per year. We suggest the purchaser and their solicitor checks this information before exchange of contracts.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

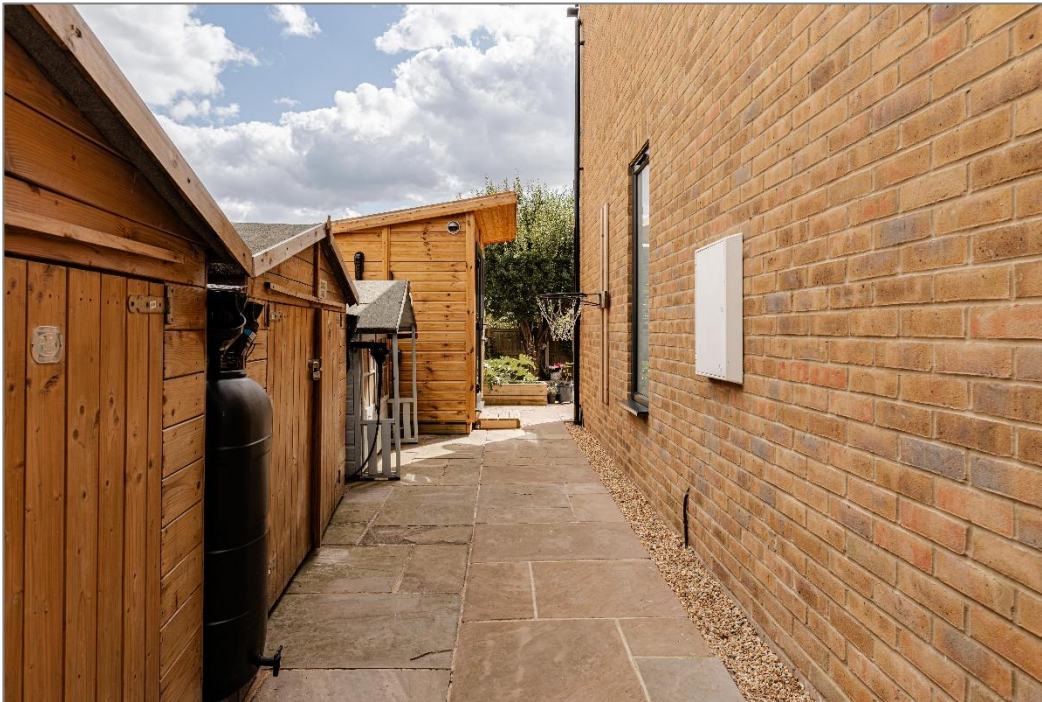
Date: These particulars were prepared on 26/8/26 and amended on 23/9/26













Oak Mews, Boughton-Under-Blean

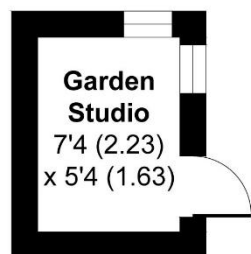
Approximate Gross Internal Area = 92.99 sq m / 1000.93 sq ft

Outbuilding = 3.63 sq m / 39.07 sq ft

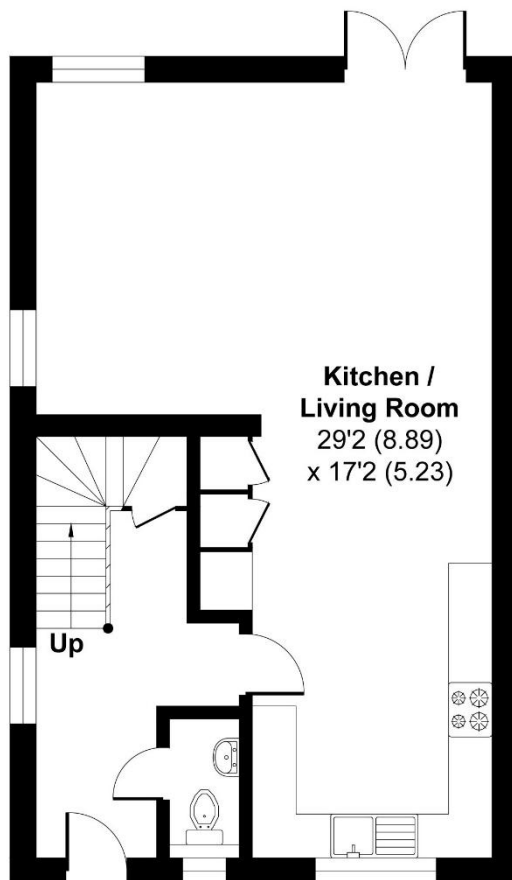
Total = 96.62 sq m / 1040.0 sq ft

For identification only - Not to scale

Garden
36'1 (11.0)
x 29'7 (9.0)

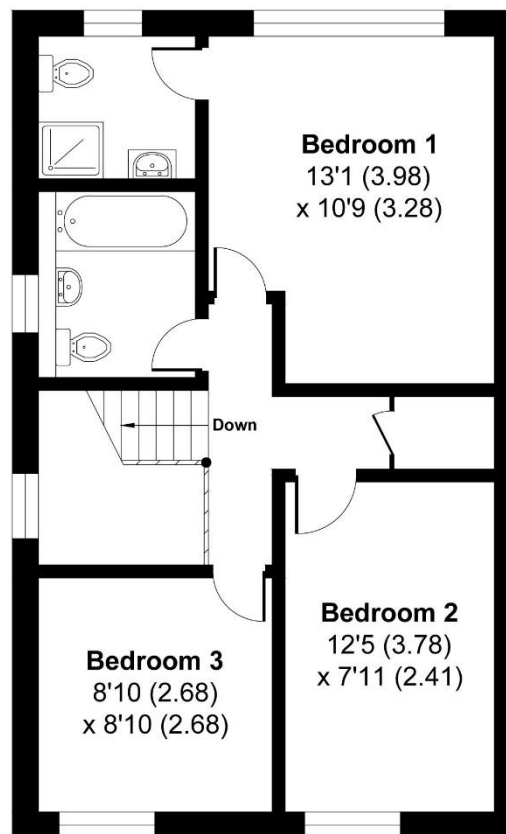


OUTBUILDING



GROUND FLOOR

**Kitchen /
Living Room**
29'2 (8.89)
x 17'2 (5.23)



FIRST FLOOR

Bedroom 1
13'1 (3.98)
x 10'9 (3.28)

Bedroom 3
8'10 (2.68)
x 8'10 (2.68)

Bedroom 2
12'5 (3.78)
x 7'11 (2.41)

Score	Energy rating	Current	Potential
92+	A	102 A	104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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