



Freehold



## 32 Woodside, Dunkirk ME13 9NY

- Detached Chalet-Style Residence In Popular Village Setting
- Flexible Four/Five Bedroom Accommodation
- Spacious Lounge/Dining Room With Garden Access
- Modernised Kitchen & Updated Shower Room
- Ground Floor Study/Bedroom 5
- Driveway Parking For Multiple Vehicles & Garage
- Set Within 0.24 Acres of Glorious Gardens & Grounds
- Situated In A Popular Village Location

### SITUATION:

Woodside is a small development of detached properties in the popular village of Dunkirk, but within easy reach of Boughton-under-Blean as well.

It is approximately three miles east of Faversham and five miles west of Canterbury and is situated next to Blean Woods which are a designated Site of Special Scientific Interest.

Dunkirk has a new village hall, garden centre & farm shop. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants.

The villages are very closely linked and share a real sense of community.

Boughton-under-Blean 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, a post office and village stores. There are a range of pubs and restaurants and it has a real community feel.

Boughton and Dunkirk are close to the A2, which gives easy access to the motorway network, London and coast bound.

The nearby towns of Faversham and Canterbury offer a wide choice of secondary education, leisure amenities and excellent shopping facilities.

Canterbury also offers two railway stations with a regular rail service to London Victoria, Charing Cross and Cannon Street as well as the Kent coast. The high speed rail link connects with London St Pancras in just under one hour.



DESCRIPTION:

A well-presented and versatile four/five-bedroom detached chalet bungalow, situated in the sought-after village of Dunkirk and offering generous, well-balanced accommodation across two floors and set within a mature and secluded plot of 0.24 acres.

This attractive home has been cosmetically enhanced by the current owners, resulting in a bright and comfortable living environment ideally suited to modern family life.

The property benefits from flexible accommodation, allowing for either four bedrooms with additional reception space or five bedrooms as required.

The property is approached via a welcoming entrance hall, complete with useful storage and staircase rising to the first floor. To the left, the spacious L-shaped lounge/dining room provides an excellent entertaining space, with clearly defined seating and dining



areas. Natural light floods the room through multiple windows and patio doors, which open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen has been updated in a contemporary style, offering a range of fitted wall and base units with ample worktop space and room for appliances. A door provides convenient access to the rear garden.

The ground floor also benefits from a modernised shower room and two additional rooms, including a well-proportioned bedroom and a further study or fifth bedroom, offering flexibility for home working or guest accommodation.

Upstairs, the first floor comprises three bedrooms, all of which are well-sized and benefit from built-in storage or eaves access. The family bathroom is fitted with a white

suite, including a bath with shower attachment, wash basin, and WC, complemented by a Velux window providing natural light.

OUTSIDE:

The property sits on a generous plot of 0.24 acres, with well-maintained front and rear gardens. The front garden is mainly laid to lawn with mature planting, alongside a driveway providing off-road parking for several vehicles and access to the garage.

The rear garden has been thoughtfully landscaped and offers a variety of seating and entertaining areas, including a patio and elevated decking.

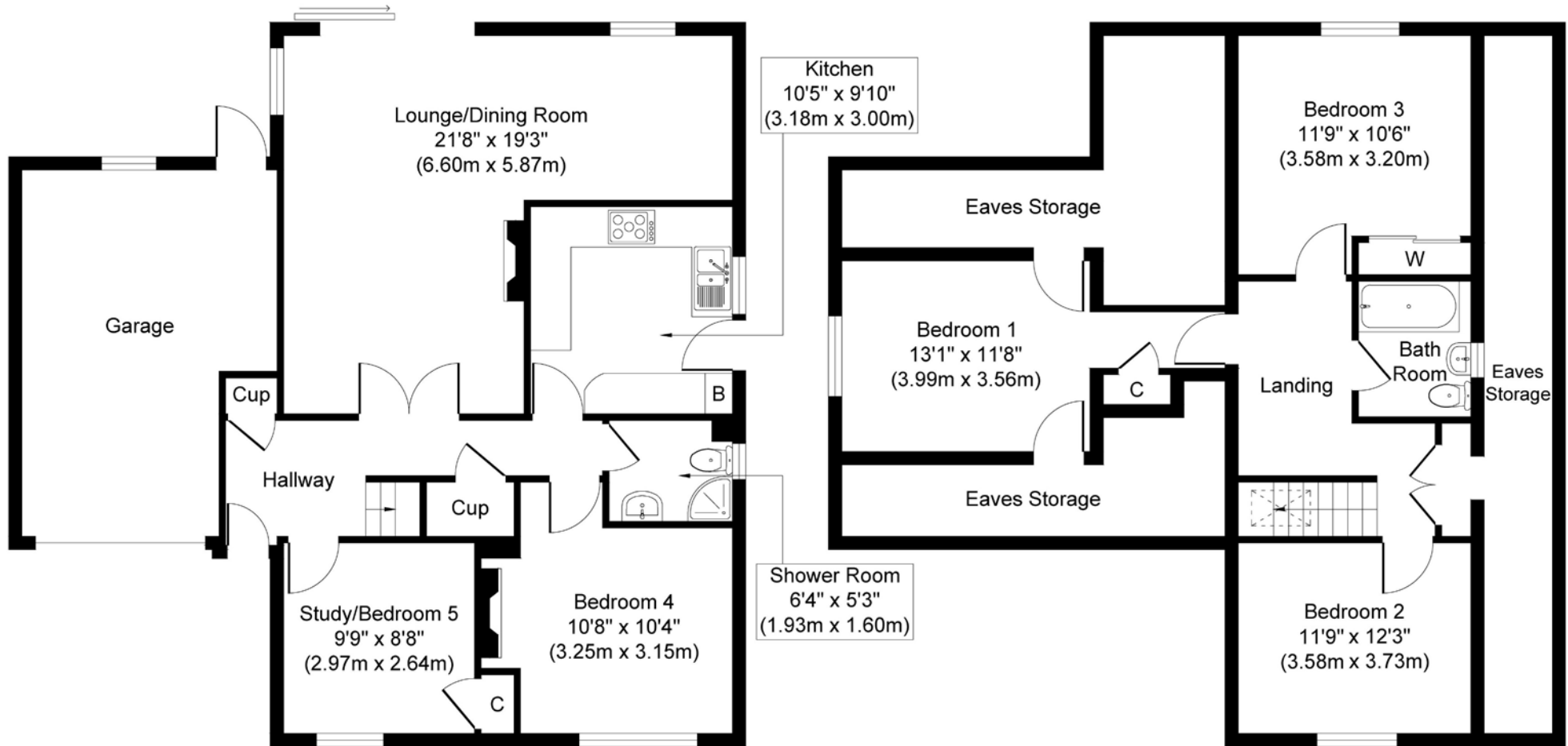
The garden is mainly laid to lawn, bordered by established shrubs and trees, creating a private and peaceful outdoor space.











TOTAL FLOOR AREA:  
2014 sq. ft (187.1 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
The property is on all mains services.

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