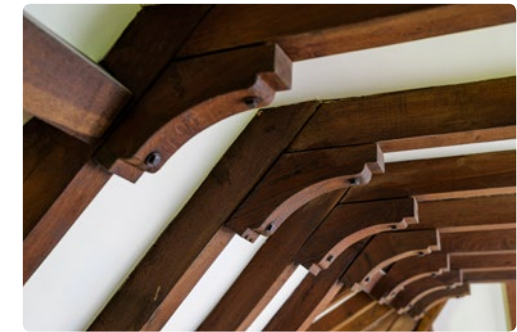




Freehold



Frogs Hollow, Hickmans Green, Boughton-under-Blean, ME13 9NT

- Enchanting Detached 1950's Built Home
- Over 1700 Sq.Ft Of Beautifully Appointed Space
- Flourishing In Charming Features
- Vaulted Ceilings & Exposed Beams
- Recently Installed Modern Kitchen
- 25 Ft Triple Aspect Sitting Room With Fireplace
- South Facing Rear Garden With Summer House
- Set Within 0.26 Acres Of Manicured Grounds

SITUATION:

Hickmans Green is a picturesque rural hamlet surrounded by woodland, located just outside the village of Boughton-under-Blean and only 1.5 miles from a mainline station in nearby Selling. Boughton-under-Blean is a designated conservation area, centred around its notably long High Street lined with an array of attractive period properties. The village offers a strong sense of community and a range of everyday amenities, including a well-regarded primary school, village store, post office, hairdressers, churches, a golf club, and a selection of pubs and restaurants. It also sits alongside Blean Woods, a designated Site of Special Scientific Interest extending over eleven square miles, ideal for walking and outdoor pursuits.

The area is well connected, with regular bus services to Canterbury and Faversham, and convenient access to the A2, linking to the M2 for London and the coast.

The nearby market town of Faversham, approximately three miles away, features a charming high street with a mix of independent retailers and well known brands, alongside a bustling market square. Leisure facilities include indoor and outdoor swimming pools, a cinema, a large park, a museum and a wide range of pubs and restaurants. The town also provides a good selection of schools, including the well regarded Queen Elizabeth's Grammar School.

For a wider range of amenities, the nearby cathedral city of Canterbury provides an excellent selection of shopping, dining, and cultural facilities, including theatres, museums, and leisure centres. Canterbury is particularly renowned for its outstanding educational provision, offering a wide choice of highly regarded state and independent schools, as well as several respected grammar schools. In addition, the city is home to three universities, making it a vibrant and well-connected hub for education and lifestyle.



DESCRIPTION:

Frogs Hollow is an enchanting and picturesque detached home extending to over 1,700 sq. ft. which includes functional outbuildings, the property is set within approximately a quarter of an acre of beautifully landscaped and manicured grounds, enjoying far-reaching views across rolling countryside. Its elegant, rendered façade, charming leaded windows and distinctive thatched roof create a timeless country aesthetic, rich in character and curb appeal.



Inside, the cottage is beautifully presented and flourishing with charming features, including half-vaulted ceilings, exposed beams, solid oak flooring and a magnificent inglenook fireplace that forms the centrepiece of the principal reception room. Leaded glazed double doors open into a welcoming and light-filled reception hall with stairs rising to the first floor. To the left is a superb triple-aspect sitting room, full of warmth and character, featuring exposed

timbers and the impressive inglenook fireplace.

To the right of the hall lies a delightful kitchen/breakfast room, fitted with an array of modern units arranged around granite worktops and integrating many main appliances.

Further reception space includes a cosy dining room with a beamed ceiling and leaded door opening onto the rear garden, together with a versatile study, currently utilised as a study. The ground floor is further enhanced by a well appointed cloakroom. The first floor offers a spacious landing leading to three bedrooms and a well-appointed family bathroom.

The principal bedroom is particularly impressive, enjoying beautiful countryside views alongside a vaulted ceiling, exposed beams and oak flooring. The current owners have built in a walk in wardrobe offering

ample space for storage. The second bedroom is equally characterful, with a beamed ceiling, triple aspect and delightful rural outlooks, while the third bedroom is a comfortable single room with built-in storage.

OUTSIDE:

Frogs Hollow is surrounded by beautifully maintained gardens and patio areas, predominantly laid to lawn and complemented by mature flower beds, established shrubs and thoughtfully planted borders, creating a wonderfully private and tranquil setting.

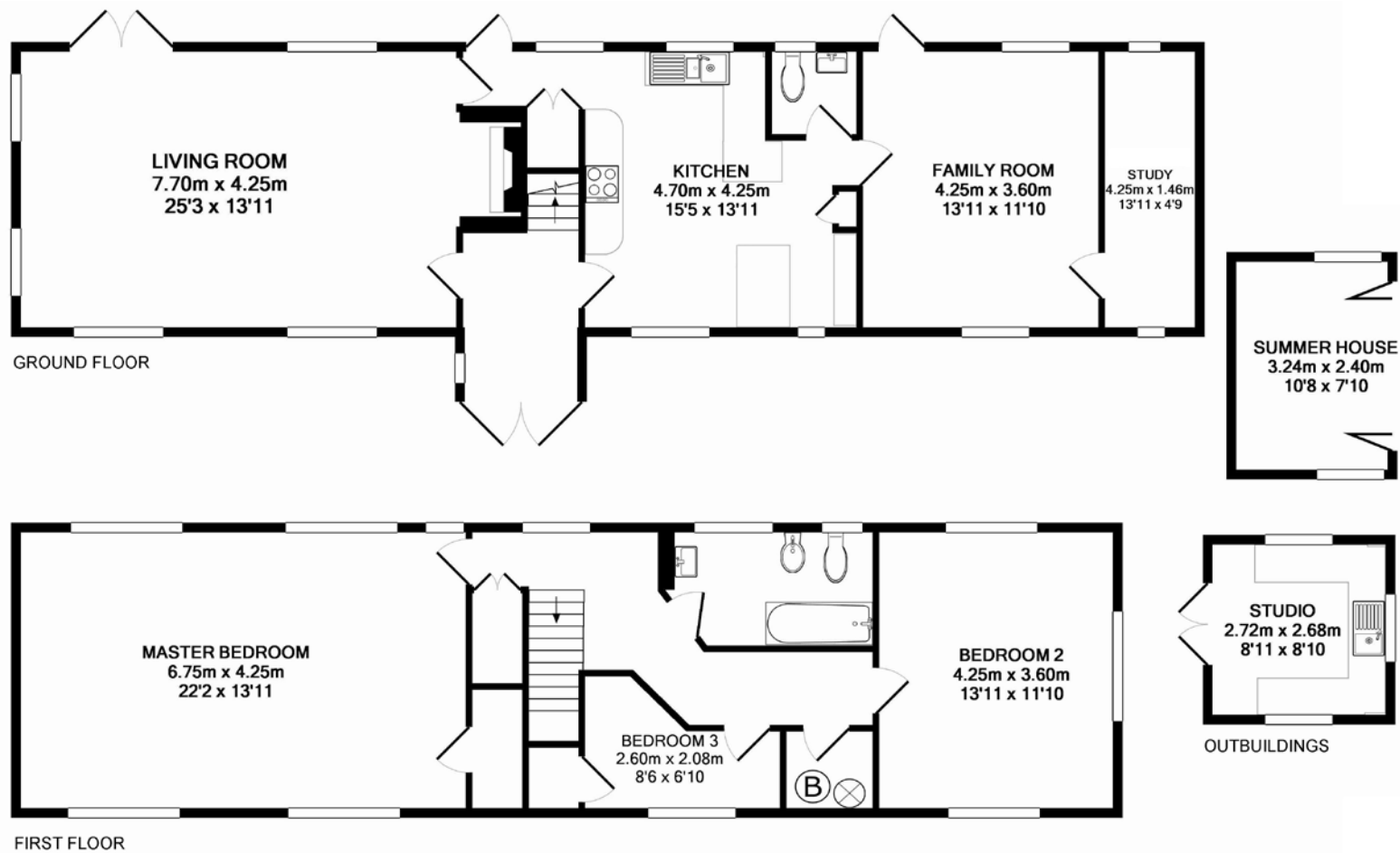
Two detached outbuildings provide additional flexibility, one serving as a kitchenette/utility room and the other as a beautiful garden room with lighting and electricity. There is a gated driveway offering parking as well as the option to create a larger drive with potentially a garage alongside the home..











TOTAL FLOOR AREA: 1734 sq. ft (161 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage
All other services are mains connected

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