



The Crescent, Boughton-Under-Blean, Faversham







1 Granville Cottages The Crescent Boughton-Under-Blean Kent

ME13 9AY

7 miles Canterbury

22 miles Dover

23 miles Maidstone

23 miles Margate

Description

Ground Floor

- Entrance Porch
- Entrance Hall
- Living Room
24'3 x 10'10
(7.39m x 3.30m)
- Kitchen/Diner
17'11 x 12'2
(5.46m x 3.71m)

- Sitting Room
12'2 x 11'8
(3.71m x 3.56m)

- WC
- Utility Room

First Floor

- Bedroom
12'0" x 9'8" plus built in wardrobe
(3.68m x 2.97m plus built in wardrobe)

- Bedroom
11'9 x 10'
(3.58m x 3.05m)

- Bedroom
10'9" x 10'0" plus built in wardrobe
(3.30m x 3.05m plus built in wardrobe)

- Bedroom
10'2 x 7'2
(3.10m x 2.18m)

- Bathroom

Exterior

- Front Garden
- Double Garage
- Rear Garden

The Lodge

- Entrance
- Entrance Hall
- Bedroom
9'10 x 10'10
(3.00m x 3.30m)

- WC

- Store Room

- First Floor

- Kitchen/Lounge/Diner
19'3 x 13'10
(5.87m x 4.22m)

- Bedroom
10'2 x 9'9
(3.10m x 2.97m)

- En Suite Shower Room





Property

**** Stunning Family Home With Airbnb or Annex ****

Wonderful family home that keeps giving with a driveway leading to the main house, providing ample off street parking as well as a larger than average double garage with WC.

As you walk through the front door and through the porch you have a large hallway, which to the right leads to a large dual aspect lounge with a wood burner and bifold doors opening to the garden. To the left of the hallway you have an open plan kitchen and snug. Both with brick feature walls. To the rear of the kitchen leads to a WC and a handy utility room with a door leading outside. Leaving the snug you have stairs to the first floor with four good sized double bedrooms and a family bathroom. The master and second bedrooms are both dual aspect.

The large mature family garden comprises of a decking area, play area, flower beds, vegetable patch and large lawn.

"The Lodge" which is situated to the front of the property with separate parking for two cars and a private rear garden is currently being used as a successful Airbnb with plenty of bookings moving forward and return clients. As you walk through the front door of the lodge you have a double bedroom to the right and a storage room. To the first floor you have an open plan kitchen, lounge and dining room. To the right you have another double bedroom with an en-suite shower room.

Please note that under 'Section 21' of the Estate Agency Act, Miles & Barr declare an interest in this property.



Location

Boughton and Dunkirk are ideally situated almost equidistant between Faversham and Canterbury. Highly popular and with excellent access to the M2, the village of Boughton boasts a popular primary school, a selection of pubs and restaurants, village shop and bus stops serving both Faversham and Canterbury. From Dunkirk and Boughton there are some lovely walks either deep into the Kent countryside or north towards the coast and for garden lovers there is an excellent garden centre.

"Faversham is one of England's most historic and charming towns, nestled between the Kent Downs and the austere beauty of its coastal wetlands. This picturesque market town is steeped in history with nearly 500 listed buildings, the famous Shepherd Neame Brewery, Britain's oldest which was founded in 1698 and a thriving Town Centre which was nominated as a Rising Star in the Great British High Street Awards in October 2015.

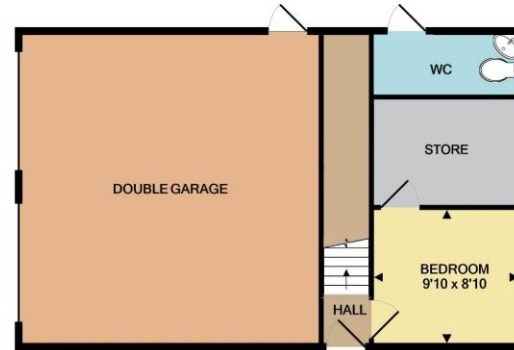
Hosting markets every Tuesday, Friday and Saturday, the 'Best of Faversham' market is on the first and third Saturday of each month, with Antiques and Vintage on the first Sunday. Faversham dates from pre-Roman times, is mentioned in the Domesday Book and is a bustling place with a fine range of independent shops. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School.

Faversham has some of the best walking in England, with way-marked routes through stunning Kent countryside with cycle route 1 passing through. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. Two minutes from the M2 and just over an hour from London by mainline train as well as the High Speed Rail Link, Faversham is easily accessible and is an excellent base for exploring local leisure activities and places of interest from country houses and gardens to the national fruit collection to internationally important nature reserves."

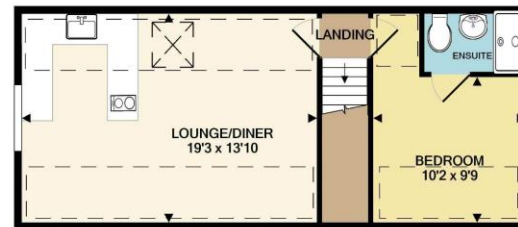




GROUND FLOOR
APPROX. FLOOR
AREA 1480 SQ.FT.
(137.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1081 SQ.FT.
(100.5 SQ.M.)




TOTAL APPROX. FLOOR AREA 2562 SQ.FT. (238.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

Viewing

Strictly by appointment with Miles and Barr
Exclusive

Faversham Office

4 Limes Place
Preston Street
Faversham
Kent
ME13 8PQ

T: 01795 507111

E: Faversham@milesandbarr.co.uk

Exclusive Office

14 Lower Chantry Lane
Canterbury
Kent
CT1 1UF

T: 01227 499000

E: Exclusive@milesandbarr.co.uk

Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF

Tel: **01227 499000**

Email: exclusive@milesandbarr.co.uk