



- **Two Bedroom Victorian Townhouse**
- **Flexible Accommodation Over Three Floors**
- **Large Studio With Power & Water**
- **Two Receptions**
- **Period Features Throughout**
- **Approx. 100ft Rear Garden**
- **Elevated Position On The Street**

98 The Street, Boughton-under-Blean, Kent ME13 9AP

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Situation

Boughton-under-Blean is three miles east of Faversham and five miles west of the bustling cathedral city of Canterbury. It has an extremely long main street with scores of old buildings either side and is a designated conservation area. The village benefits from a very good primary school, a doctor's surgery, a post office and village stores. There are a range of pubs and restaurants and it has a real community feel. It is situated next to Blean Woods which have been designated a Site of Special Scientific Interest and cover more than eleven square miles. Boughton is close to the A2, which gives easy access to the motorway network, London and coast bound.

The towns of Faversham and Canterbury offer a wide choice of primary and secondary education, leisure amenities and excellent shopping facilities. They both have railway stations giving fast access to London and the coast. Canterbury also has three universities and two hospitals.

The seaside town of Whitstable is also within easy reach, with its sandy beaches, busy harbour and picturesque quayside. The town has a bustling High Street with a mix of High Street names alongside fashionable boutiques, independent retailers, cafes and restaurants. Whitstable offers many leisure and recreational amenities including golf, sailing and water sports along with a mainline station to London.

Ground Floor

- Reception/Study

First Floor

- Sitting Room
- Kitchen/Diner
- Rear Porch

Second Floor

- Two Bedrooms
- Family Bathroom

Exterior

- Studio 15'8 x 9'1
- Large Rear Garden





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	54	
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Description

This elegant Victorian townhouse commands an elevated position, set back from Boughton's main street. The property has much character, with tall sash windows, exposed brickwork, stripped wood doors and floorboards and fireplaces to both sitting rooms and the master bedroom. The property also has a particularly flexible layout, with the accommodation spread over three storeys.

From the lower ground floor, the front door opens into a study/reception room with stripped floorboards and a fireplace with an exposed brick chimneybreast. There is a useful cupboard under the stairs that leads to a small landing area. The sitting room is at the front of the property and has another open fire with an exposed brick chimneybreast, stripped floorboards and a built under stairs cupboard. Due to its elevated position and aspect, it is a lovely light room with views across Boughton's main street. At the rear of the property is a charming kitchen/diner. This has a range of painted wall and floor units set around wood block work surfaces and a ceramic tile floor. A stable style door leads into a small porch and in

turn to the garden.

On the top floor the master bedroom has a bespoke wardrobe and a separate built in cupboard, a lovely fireplace and stripped floorboards. The second bedroom, whilst quite small is made the most of by the fabulous bespoke build in bed unit, providing a double bed with bunk over. In recent years the owners have refitted the bathroom, which now has underfloor electric heating, a corner bath and a separate shower, a toilet, basin and chrome towel rail.



Outside

The property has a very pretty tiered garden. It has a part brick/wooden shed with power, a side access and steps that lead up to a decked area and then onto a lawn. The garden has well stocked flowerbeds, pebble pathways and a large studio at the end with power, water and a large decked area from which you can enjoy the elevated view. The length is approx. 100 ft. and it also has a shed and a small raised vegetable plot.

TENURE: FREEHOLD

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Area

Approx. 86.91 sq. metres (935 sq. feet)

General Information

All main services connected. The current Council

Directions

From the Brenley Roundabout take the A2 towards Canterbury. Take the turning immediately on your left for Boughton and Dunkirk. At the end of the slip road turn left onto The Street and continue through the village. Continue past Colonels Lane on your right, and you will find the property a short distance beyond this on your left hand side.

Lower Ground Floor

Ground Floor

First Floor



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