



PAUL WILLMOTT
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South Street, Boughton-Under-Blean, ME13 9NS

STUNNING DETACHED HOUSE • EXTENSIVE GARDENS • QUIET LOCATION
3 BEDROOMS - 2 BATHROOMS - 2 RECEPTIONS - APPROX 1/2 ACRE

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South Street, Boughton-Under-Blean, Faversham, ME13 9NS

- Stunning detached family home
- Immaculate condition throughout
- Open views over farmland and countryside
- Master suite with private balcony
- Extensive gardens with versatile entertaining areas
- Carriage driveway
- Detached garage
- Double glazed windows and doors
- Gas central heating

















Situated on a generous plot in tranquil South Street, this exquisite detached property has been meticulously crafted by its current owners. A harmonious blend of period charm and contemporary elegance, the home offers exceptional accommodation along with a unique rear garden offering a variety individual areas providing an opportunity for versatile entertaining. The property is accessed via a carriage driveway leading through a gated picket fence, setting the tone for the stylish features that await inside. Each room has been thoughtfully designed to create a cohesive yet distinctive aesthetic.

The sitting room, with its rich olive green decor and furnishings, exudes an elegant Victorian-inspired feel and includes an ornate solid fuel burner. Bifold doors open to a covered outdoor seating area, seamlessly blending indoor and outdoor living. The vaulted kitchen/diner is triple aspect and has been styled in a bright and airy New England fashion, equipped with an array of wall and base cabinets, a range cooker, and a butler sink. Bifold doors provide direct access to the expansive rear garden.

On the ground floor, there are two well-appointed bedrooms and a stylish family bathroom, featuring a navy and white palette, a freestanding slipper bath, corner fittings, and stunning chequerboard tiled flooring. The first floor is dedicated to the luxurious Master bedroom suite, which includes a spacious bedroom area, a walk-in wardrobe, an en-suite bathroom, and access to a spectacular balcony with panoramic rear views. This property perfectly combines comfort, style, and functionality, offering an idyllic lifestyle in a peaceful setting.

The exterior of the property features a rear garden measuring approximately 165' x 120' (max), offering picturesque views of the surrounding farmland and adjoining woodland. Various entertaining areas are thoughtfully arranged around the property. A vine-covered pergola enhances an extensive dining table and seating, creating a charming Mediterranean dining experience. Adjacent to the sitting room, a large covered entertaining area provides a comfortable outdoor retreat. Additionally, there is a separate outdoor bar and patio, perfect for social gatherings. The garden also provides a greenhouse and access to the detached garage.







The Location:

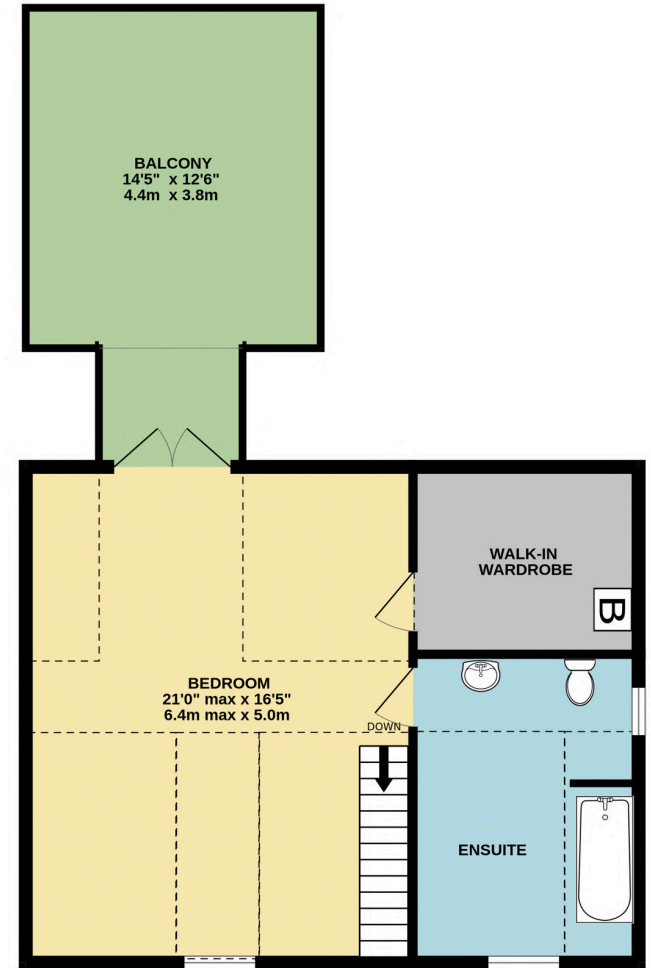
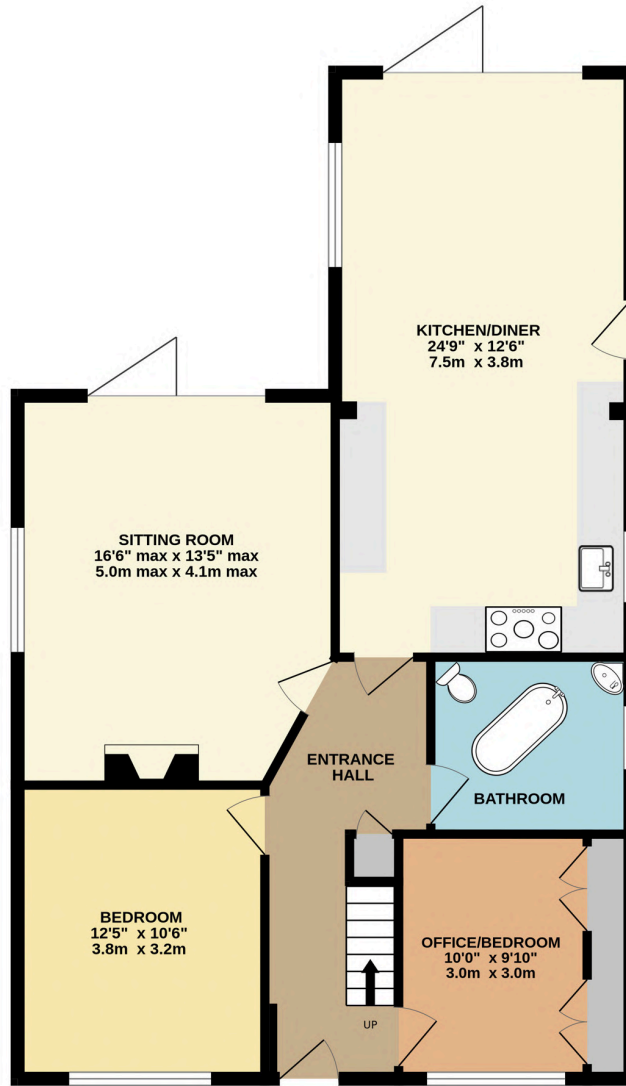
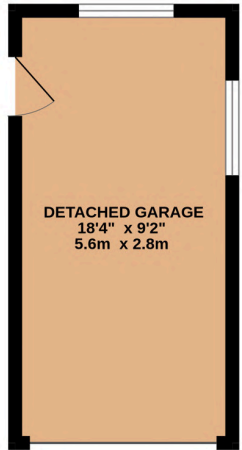
South Street is a charming hamlet nestled in the beautiful Kent countryside, situated just south of Boughton and west of the historic city of Canterbury. Known for its picturesque surroundings, South Street offers excellent opportunities for walking, riding, and cycling through its beautiful landscapes. The hamlet is home to the 13th-century parish church of St. Peter and St. Paul and is designated as a conservation area.

Boughton, a mile and a half north of South Street, boasts a vibrant community with amenities such as a popular local primary school, a post office, village store, and several pubs and restaurants. The village's long main street, once part of the pilgrims' route to Canterbury, is also recognized as a conservation area. Nearby, Blean Woods, a Site of Special Scientific Interest, offers expansive natural beauty.

Transport links are excellent, with easy access to the A2 and bus routes to Faversham and Canterbury. The neighboring village of Dunkirk adds further amenities, including a village hall, garden center, pub and farm shop, enhancing the community spirit of the area.

Faversham, three miles to the west, provides a broader range of shopping, leisure, and recreational facilities, such as swimming pools, a cinema, a museum, and numerous dining options. It also hosts the esteemed Queen Elizabeth Grammar School and offers high-speed rail services to London St. Pancras. Meanwhile, Canterbury, five miles to the east, is renowned for its world-famous cathedral, the Marlowe Theatre, and an extensive selection of educational institutions, shops, and cultural attractions.

Services: Mains gas, electric and water are connected to the property. Cess pit drainage



TOTAL FLOOR AREA : 1627 sq.ft. (151.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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EPC RATING : C



COUNCIL TAX BAND: E

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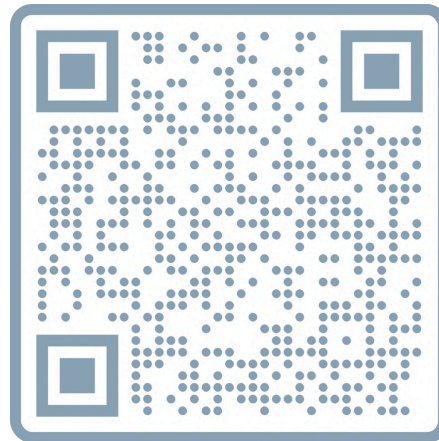


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SCAN FOR A FREE 60 SECOND VALUATION



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