



Total Area: 89.4 m<sup>2</sup> ... 963 ft<sup>2</sup>

All measurements are approximate and for display purposes only



260 The Street, Boughton-under-Blean, Faversham, Kent, ME13 9AD

£350,000 Freehold

Having undergone some substantial internal work, this beautiful grade II listed period cottage was, we understand built in the late 16th century. It is situated on Stockers Hill which is the quieter end of Boughton's main street. The property has many period features and has all of the quirk and charm you'd expect from a property of its age, such as low doorways, beam work, fireplaces, two staircases and a cat slide roof. The internal layout has been altered leading into a open plan kitchen/diner which offers exposed brick and beam work, leading to a downstairs shower room plus a large dual aspect sitting room which has a stripped floor and a paddle stairway to the first floor. To the first floor are two good sized double bedrooms, both with stripped floor boards, windows overlooking the street, cupboard space and access into the jack and jill style bathroom. The bathroom has been created using space into the eaves and therefore does have restricted head room. Externally the cottage style garden is tiered offering privacy with both a patio area and two lawns. There are well stocked flowerbeds with flowers and mature shrubs and a large garden shed/workshop with power and light. The garden is particularly attractive and a lovely area to sit and relax, helped by the high retaining wall.

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## Ground Floor

### Kitchen/Dining room

12' 0" x 17' 9" (3.66m x 5.41m)

### Lounge

18' 7" x 10' 3" (5.66m x 3.12m)

### Shower Room

8' 11" x 6' 8" (2.72m x 2.03m)

## First Floor

### Bedroom One

14' 8" x 10' 4" (4.47m x 3.15m)

### Bedroom Two

13' 6" x 9' 8" (4.11m x 2.95m)

### Bathroom

### Outside

### Rear Garden

### NB

At the time of advertising these are draft particulars awaiting approval from our sellers.

COUNCIL TAX BAND C

