

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£600,000**

**Freehold**

5x  3x  2x 

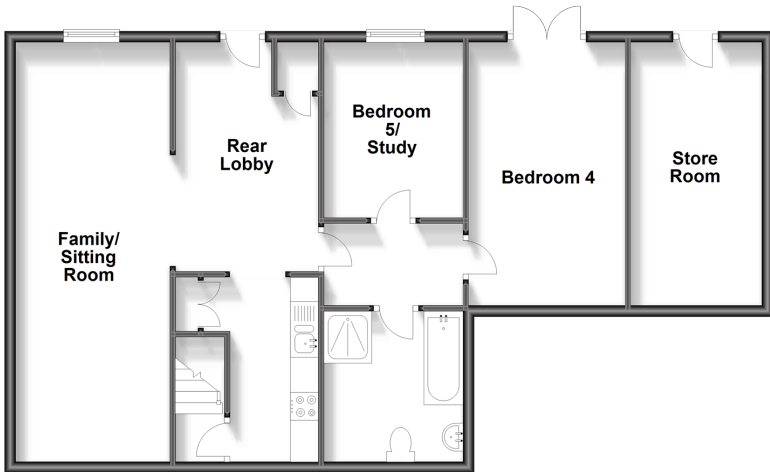
The Street, Boughton, Nr Faversham, Kent,  
ME13

*Wards*  
Helping you move forwards



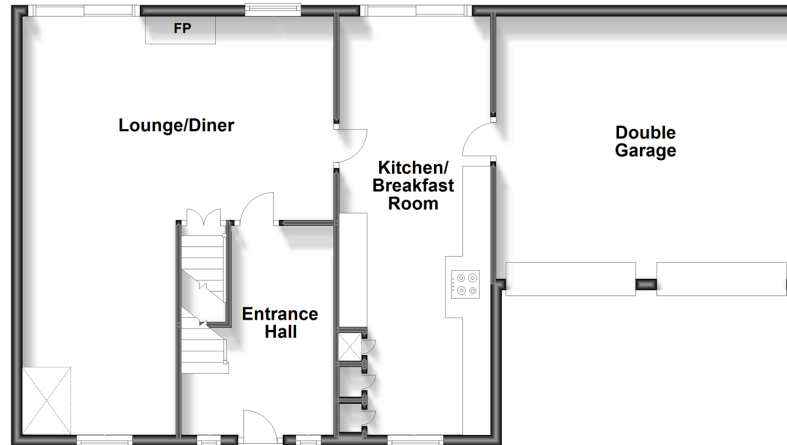
### Lower Ground Floor

Approx. 85.5 sq. metres (920.8 sq. feet)



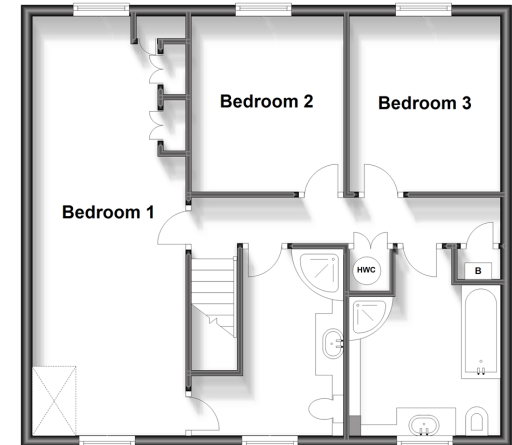
### Ground Floor

Approx. 88.5 sq. metres (953.1 sq. feet)



### First Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 24'0 maximum (7.32m) narrowing to 9'0 at narrowest point (2.75m) x 18'3 (5.57m)

Kitchen/Breakfast Room: 24'3 x 8'10 (7.40m x 2.69m)

### LOWER-GROUND FLOOR

Family/Sitting Room: 23'4 x 8'1 (7.12m x 2.47m)

Kitchen: 10'9 x 8'5 (3.28m x 2.57m)

Bedroom 4: 8'11 x 8'6 (2.72m x 2.59m)

Bedroom 5/Study: 15'6 x 7'10 (4.73m x 2.39m)

Bathroom

Rear Lobby

### FIRST FLOOR

Landing

Bedroom 1: 24'2 x 9'0 (7.37m x 2.75m)

En-Suite Shower Room

Bedroom 2: 8'11 x 8'11 (2.72m x 2.72m)

Bedroom 3: 8'11 x 8'11 (2.72m x 2.72m)

Family Bathroom

### OUTSIDE

Store Room

Front Garden

Large Rear Garden

Integral Double Garage

Garage Storage Rooms



## Main features

- Substantial modern house with self contained annexe
- Lovely private and large rear garden
- Delightful village location with popular primary school, post office and supermarket
- Double garage and parking for additional cars
- 2 useful storage rooms under the garage



### Nearest Schools

Primary Schools: Boughton-under-Blean and Dunkirk Primary 0.3 miles

Secondary Schools: Queen Elizabeth's Grammar School 3.1 miles, The Abbey School 3.2 miles



### Transport Information

Train Stations: Selling 2.8 miles, Faversham 4.0 miles, Chilham 5.1 miles



### Address

The Street, Boughton, Nr Faversham, Kent, ME13



### Directions

For directions to this property please contact us.





Call Faversham Branch 01795 535517 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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