



Boughton Court Farm

South Street, Boughton-under-Blean, Kent

A beautiful country home with annexe, gardens and paddock all set in a stunning rural yet accessible location

An impressive Grade II listed family home providing a beautifully presented house and versatile detached annexe, set within mature grounds including a paddock and tennis court, nestled within scenic Kent countryside



3 RECEPTION ROOMS



**4 BEDROOMS
4 BATHROOMS**



VERSATILE ANNEXE



GARAGE & DRIVEWAY



ABOUT 3.4 ACRES



FREEHOLD



**RURAL/
VILLAGE**



4,342 SQ FT



**GUIDE PRICE
£1,650,000**



The property

Boughton Court Farm is a beautiful Grade II listed country house in a picturesque setting nestled next to the parish church. Positioned on high ground within this sought after hamlet, the property enjoys a glorious outlook over stunning countryside to the rear. Dating to the 15th century, with 18th century alterations, the wonderful timber-framed structure is evident throughout, and the resulting layout provides a good balance of formal and informal spaces whilst enjoying particularly good levels of natural light.

Extensively and thoughtfully renovated by the current owners, the house provides an extremely comfortable and well cared for family home. Wood-burning stoves provide focal points in the reception rooms, and the ground floor benefits from underfloor heating.

The entrance hall has a flagstone floor and exposed beams which continue to the well-proportioned dining hall with a large bay window. Extending to the back of the house, a generous sitting room is dominated by magnificent, curved bracing and a deep inglenook

fireplace. This elegant room is triple aspect and bathed in light, with views to the garden and beyond. Steps lead down to a useful wine cellar.

The southeast wing of the house provides relaxed everyday spaces including a cosy snug adjacent to the kitchen/breakfast room. Arranged around an Aga, the kitchen has traditionally styled timber wall and floor units and a door out to the garden; there is ample space for a dining table. This welcoming room is bolstered by a good-sized utility/boot room and WC.

The principal bedroom is double aspect with delightful views and enjoys the luxury of two en suites, one with a bath and the other a shower. The second bedroom has good eaves storage and a bright en suite while the two remaining bedrooms share a shower room. A small study provides a useful additional space.

A separate annexe provides well-appointed accommodation to complement the main house. A pair of spacious en suite rooms sit either side of a fantastic vaulted reception room.













Outside

The property is approached through a five-bar gate to a gravel drive which passes an expanse of lawn planted with mature trees and continues to the house, annexe and garaging. The gardens and views to the ancient church provide a quintessentially English, backdrop and a beautiful environment for the house. A path flanked by lavender leads to the front door. Behind the house and adjacent to the kitchen a sheltered terrace, also planted with a mass of lavender, has a pretty outlook to the church tower.

The main garden lies to the rear where a terrace enjoys stunning views from its elevated position. Steps lead down to a level lawn which stretches away from the house with mature beds on either side. A lower terrace bordered by mature hedging screens a discreetly positioned tennis court (which could benefit from some renovation) overlooked by a summerhouse. Beyond this is a vegetable garden.

There is gated access from the drive to the side of the house to the paddock, which wraps around two sides

of the garden and opens out to far reaching views across a patchwork of open countryside.

Location

Boughton Court Farm is set in the hamlet of South Street, midway between Boughton under-Blean and Selling, both sought-after villages with thriving communities, well-regarded primary schools and a range of local amenities. A network of footpaths and bridleways leads through the surrounding countryside. St Peter's and St Paul's Church is close by. Faversham, together with Whitstable and Canterbury provides a comprehensive range of educational, shopping and recreational facilities.

The M2 (J7) is close by, providing good road access. Ebbsfleet International (33 miles) is easily reached and offers regular High Speed services to London St Pancras from around 18 minutes. Canterbury, Faversham and Selling also offer rail services to London. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.



Distances

- Boughton-under-Blean 1.6 miles
- Selling 2.1 miles
- Faversham 3.1 miles
- Chilham 4.1 miles
- Canterbury 8.7 miles
- Whitstable 7.6 miles
- Ashford 13 miles

Nearby Stations

- Selling
- Faversham
- Chilham
- Ebbsfleet International

Key Locations

- Cave Hotel and Golf Resort
- Domaine Evremond Winery
- Oare Gunpowder Works and Country Park
- Canterbury Cathedral
- Howletts Wild Animal Park
- Chilham and Leeds Castles
- Wye National Nature Reserve
- Whitstable Harbour

Nearby Schools

- Local village primary schools
- Lorenden Prep School, Faversham
- Spring Grove School, Wye
- Queen Elizabeth's Grammar School, Faversham
- Canterbury grammar schools
- Kent College, Canterbury
- St Edmund's School, Canterbury
- The King's School, Canterbury









The Annex



The Annex



The Annex



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

House internal area 3,657 sq ft (340 sq m)
 Garage internal area 531 sq ft (49 sq m)
 Summer House, Shed & Tennis Pavilion internal area 260 sq ft (24 sq m)
 Annexe internal area 685 sq ft (64 sq m)
 Carport With Loft Storage Above internal area 170 sq ft (16 sq m)
 Total internal area 5,303 sq ft (493 sq m)
 For identification purposes only.

Directions

ME13 9NB

what3words: ///permanent.perusing.radiating - brings you to the driveway

General

Local Authority: Swale Borough Council

Services: All mains services. Gas central heating. Electric underfloor heating in annexe.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: House - E; Annexe - D

Agent's Note: A footpath crosses the paddock.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

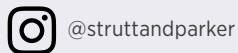
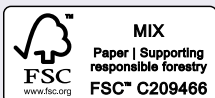
Canterbury

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