



hobbs
parker

The Villages

Watermans Boughton Lees

LOCAL VILLAGE PROPERTY

Watermans

Boughton Lees, Ashford, Kent TN25 4HP

A stylish detached, 4 bedroomed family home, boasting light and well presented accommodation, enjoying mature established good sized gardens, with Eastwell Manor parkland to the rear, and to the front a lovely outlook over the popular cricket green with rural views beyond, set in an Area of Outstanding Natural Beauty, and within Wye school catchment and within easy reach of Ashford International Station with high speed (HS1) trains to London St Pancras in only 37 minutes.

Offers in excess of £600,000



Accommodation

Ground Floor – Spacious Entrance Hall • Sitting Room • Dining Room • Fitted Kitchen • Conservatory • Utility Room • Cloakroom.

First Floor – Landing with balcony • Three double bedrooms and further bedroom currently used as a study • Bathroom and separate W.C.

Gardens

Off-road Parking • Garage • Front garden • Good sized rear garden • Terrace • Greenhouse • Shed.

Communications

- Wye – 1.6 miles
- Ashford International Station – approx. 3.7 miles
- Canterbury – approx. 12 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

Watermans is set just off the Faversham Road, overlooking the popular cricket green in Boughton Aluph with its cricket pavilion and within walking distance of The Flying Horse pub. Boughton Aluph is a pretty Kentish village close to the old Pilgrims Way in an Area of Outstanding Natural Beauty. The heart of the village is the picturesque green and the Parish Church. The bustling village of Wye is about 2 miles distant and has a selection of good schools and is well served by a range of amenities including Co-Op, artisan bakers, butcher, newsagent, chemist, doctors, dentist and physiotherapist.

There are also mainline rail services to London St Pancras in 51 minutes. Ashford is about 4 miles distant (six minutes by rail from Wye station) with a wider range of shopping, recreational and educational facilities including grammar schools.

The Cathedral city of Canterbury is about 12 miles distant or 15 minutes by rail.

Watermans

Watermans is a an attractive, well presented detached property, boasting bright and spacious accommodation, and having been the subject of refurbishment by the present vendors to create a most welcoming family home, but still with further scope to extend if the necessary planning was reinstated for conversion of the attic.

The accommodation is arranged over 2 floors and to the ground floor is a good sized Entrance Hall with storage cupboard and attractive parquet flooring, which is laid to the majority of the ground floor. From the Hall is the charming well proportioned sitting room, with a woodburner and large window to the front, glazed doors lead to the conservatory, a great room to enjoy a lovely outlook over the rear garden.

To the front of the property is the dining room with a large bay window to take advantage of the view over the cricket field and beyond.

The kitchen is fitted with a good range of units with integrated appliances to include a built in double oven, four ring hob with extractor hood

over, dishwasher, fridge, freezer and there is a ceramic one and half bowl sink with drainer. From the kitchen is a part glazed door leading to a covered walkway and the useful utility/ laundry room and garage with light and power. To complete the ground floor is the cloakroom off the Entrance Hall.

To the first floor is a landing with a balcony to take full advantage of the views to the front of Watermans. There are three double bedrooms, two with built in wardrobes and a fourth bedroom currently used as a study and with a large window overlooking the rear garden and the parkland of Eastwell Manor beyond.

The smart bathroom benefits from a white suite with bath and shower over and wash hand basin and there is a separate W.C.

Outside

Outside the property is approached via a driveway leading to the garage and a side access to the rear garden.

The gardens lie predominantly to the rear and are of a good size with a paved terrace, ideal for alfresco dining, and lawn beyond interspersed with mature trees and shrubs giving seclusion and a there is a useful shed and greenhouse. To the side of the property is a covered storage area.

Services

Mains electricity, and drainage. Oil fired central heating.

Viewing

Strictly by appointment with the agent **(Ref: V2302/AVS170205)**.

Agent Note – There is lapsed planning consent to convert the attic: 11/01075/IAS

Energy Efficiency

Rating

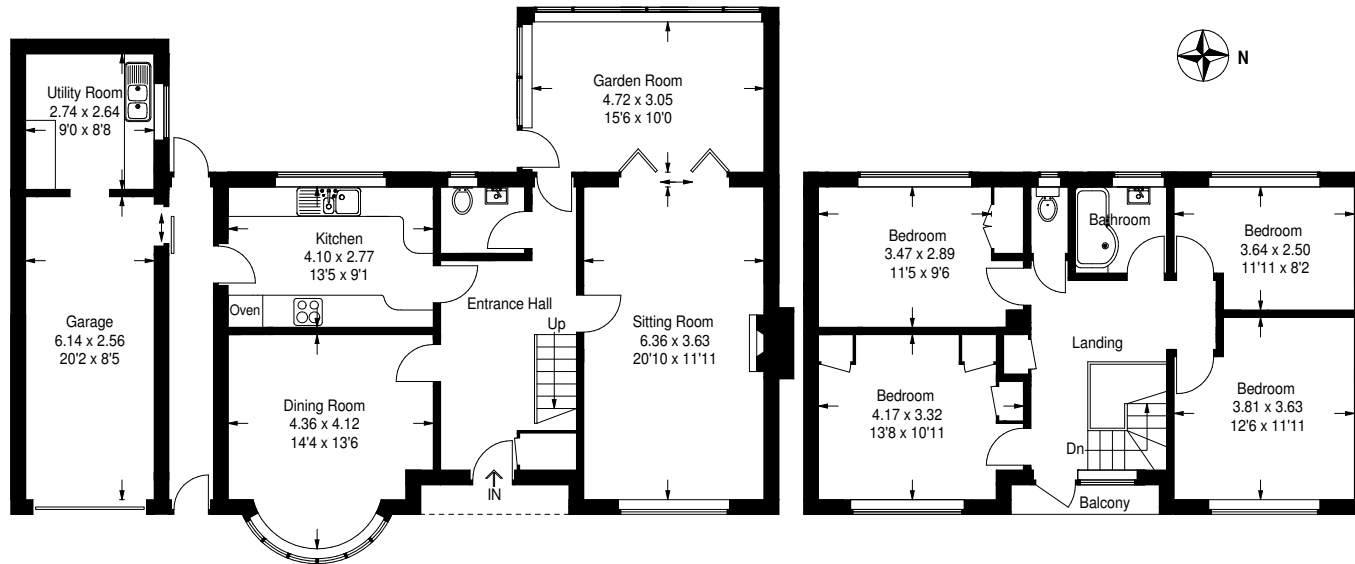
This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



Boughton Lees

LOCAL VILLAGE PROPERTY

Watermans, Boughton Lees, Ashford



Ground Floor
84.9 sq m / 914 sq ft

First Floor
66.9 sq m / 720 sq ft

Approximate Gross Internal Area (Excluding Passage)
151.8 sq m / 1634 sq ft
Garage / Utility Room = 23.7 sq m / 255 sq ft
Total = 175.5 sq m / 1889 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 613360)

Directions

From Ashford M20 junction 9, proceed towards Canterbury/Faversham along the Trinity Road. Continue right to the end of the road and turn left at the traffic lights on the A257. Continue along the road past Eastwell Manor and continue with the village green on your right. Watermans will be found on the left hand side.

www.hobbsparker.co.uk

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

The village of Boughton Lees is located around the pretty village green with cricket pavilion and historic village inn. The nearby Eastwell Estate has a fine period manor house which for many years has been a top class hotel and restaurant and an impressive gym for private members only. In the grounds of Eastwell Manor is the Eastwell Lake with daily fishing permits available. The village is equidistant to the

larger villages of Challock and Wye (approx 3 miles away).

Wye in particular has a range of shops and primary schools (private and state) and also a railway station.

Further afield is the cathedral city of Canterbury (approx 9 miles) and the market town of Ashford (approx 3 miles).

Ashford International Station provides high speed (HS1) trains to London St Pancras in just 37 minutes.



Ashford Office:

Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766





Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do.

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home?

Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience.

I have been valuing and selling houses in the villages around Ashford for over 10 years.

The first few weeks of marketing your house are vitally important to your success.

Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within The Villages, Tenterden Homes, Country Houses, Ashford Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, we offer you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Sarah Holgate
Hobbs Parker Estate Agents
01233 506260
sarah.holgate@hobbsparker.co.uk



The Villages

Ashford

01233 506260

Tenterden

01580 766766



www.hobbsparker.co.uk



Alex Davies
Country Houses



Greg Wood
Ashford Homes



Sarah Holgate
The Villages



Simon Godfrey
Tenterden Homes



James Hickman
Farms & Equestrian



Moya Bowerman
Residential Lettings

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.