

Boughton Hill, Dunkirk, ME13 9LE







This elegant, five-bedroom bespoke home, set behind gates on the edge of the village of Boughton-under-Blean near Canterbury, occupies a substantial 4-acre plot. Spanning approximately 326 sqm, this detached house has been thoughtfully renovated and extended, with an exquisite design and finish inside and out.

**Car Port**

**Ground Floor**

**Office**

12'10" x 11'7" (3.918 x 3.551)

**Living Area**

14'8" x 25'5" (4.472 x 7.752)

**Kitchen Area**

25'9" x 24'2" (7.862 x 7.380)

**Dining Area**

15'3" x 17'0" (4.661 x 5.183)

**Utility Area**

5'4" x 16'5" (1.628 x 5.010)

**Boiler Room**

9'7" x 15'1" (2.934 x 4.614)

**WC**

3'10" x 5'9" (1.179 x 1.754)

**First Floor**

**Bedroom 1**

12'10" x 16'10" (3.913 x 5.136)

**Bedroom 2**

12'9" x 11'9" (3.906 x 3.602)





### Bedroom 3

9'6" x 11'5" (2.912 x 3.485)

### Bedroom 4

12'3" x 13'4" (3.754 x 4.065)

### Family Bathroom

5'4" x 14'10" (1.627 x 4.529)

### Sun Terrace

13'11" x 38'10" (4.256 x 11.843)

### Master Bedroom

16'9" x 15'1" (5.115 x 4.599)

### Walk In Wardrobe

8'10" x 11'5" (2.708 x 3.499)

### En Suite

13'4" x 7'2" (4.067 x 2.197)







#### Outside

With the property's elevated position, the tranquil rear gardens are accessed from the living room and kitchen via an expanse of sliders spanning the rear of the property. A large tiled patio with raised beds at ground floor level opens up the house, extending the indoors to the outdoors. The patio is the perfect place to enjoy the beautiful garden views while dining al fresco, and there is plenty of room to sit, relax and entertain. The roof has integrated solar panels and with Tesla Powerwall battery storage.

The landscaped gardens beyond are expansive and laid to lawn with more than enough space for children's play as well as adult relaxation. Mature trees and shrubs create privacy at all levels and surround the large pond with water feature.

This beautifully appointed home is a perfect family residence and is move-in ready; a truly one of a kind property that exudes quality and style through every fixture and finish.

#### Location

Quiet and convenient access to the A2/M2.

#### In the Local Area

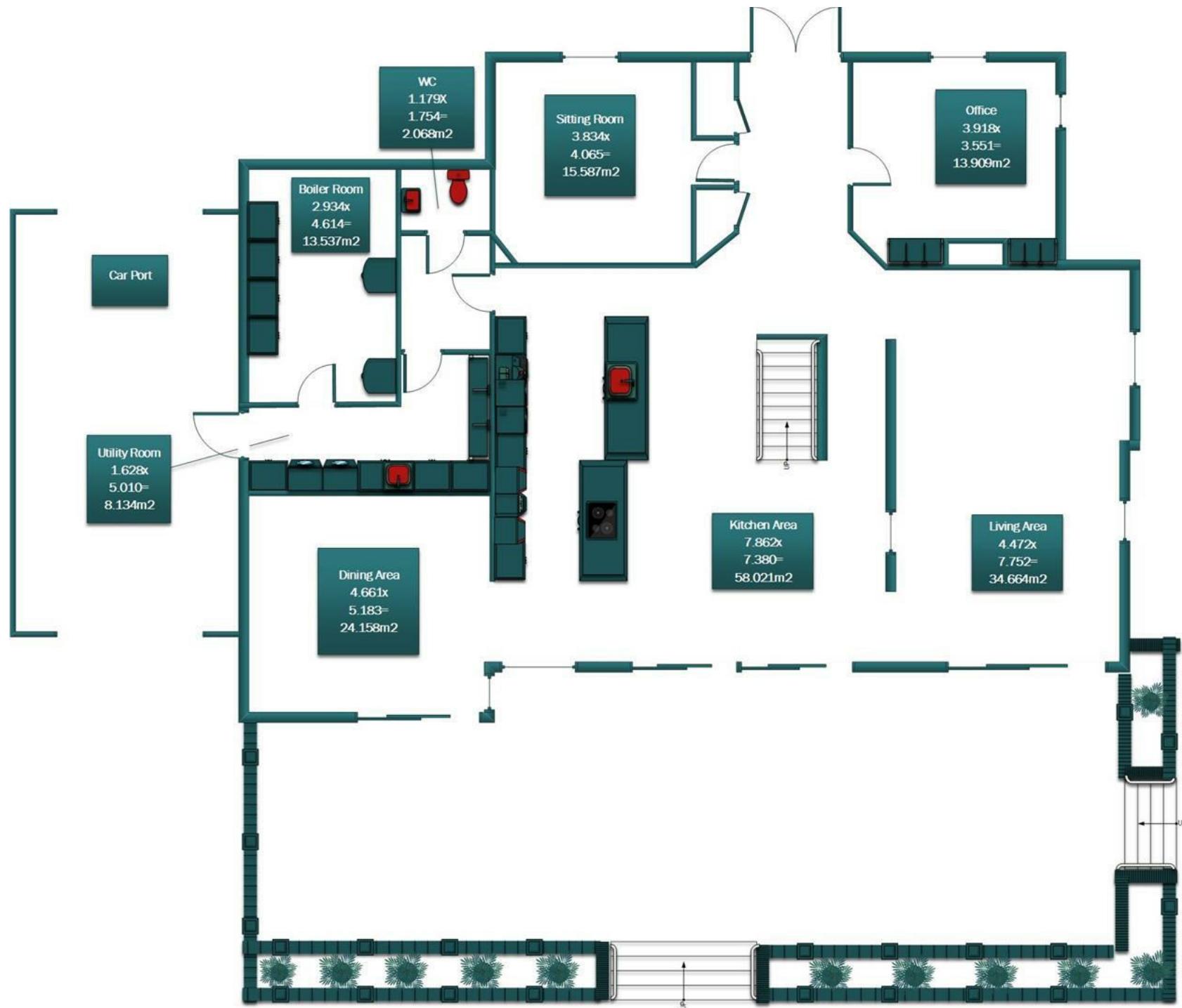
The village has a primary school, shops, restaurants and two public houses.

## Christchurch House Boughton Hill, Dunkirk, ME13 9LE

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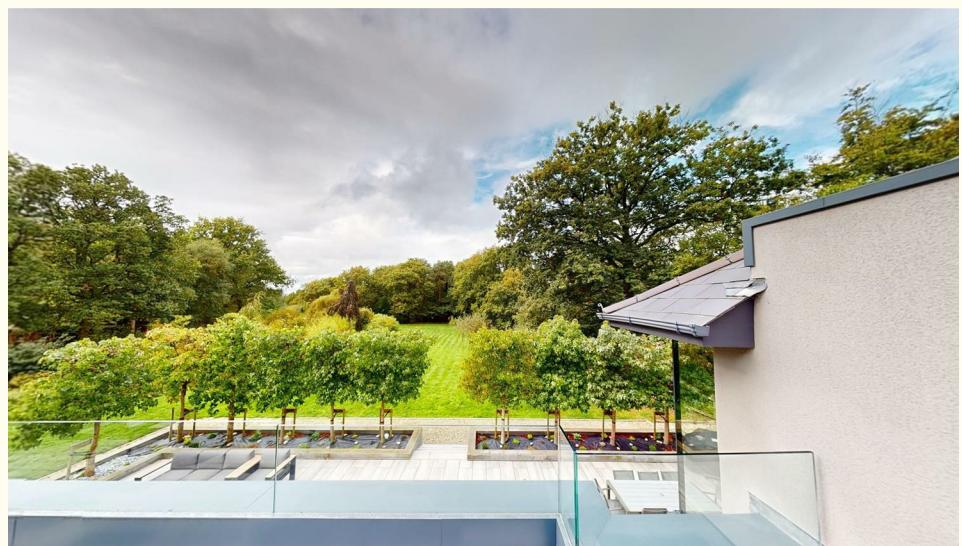
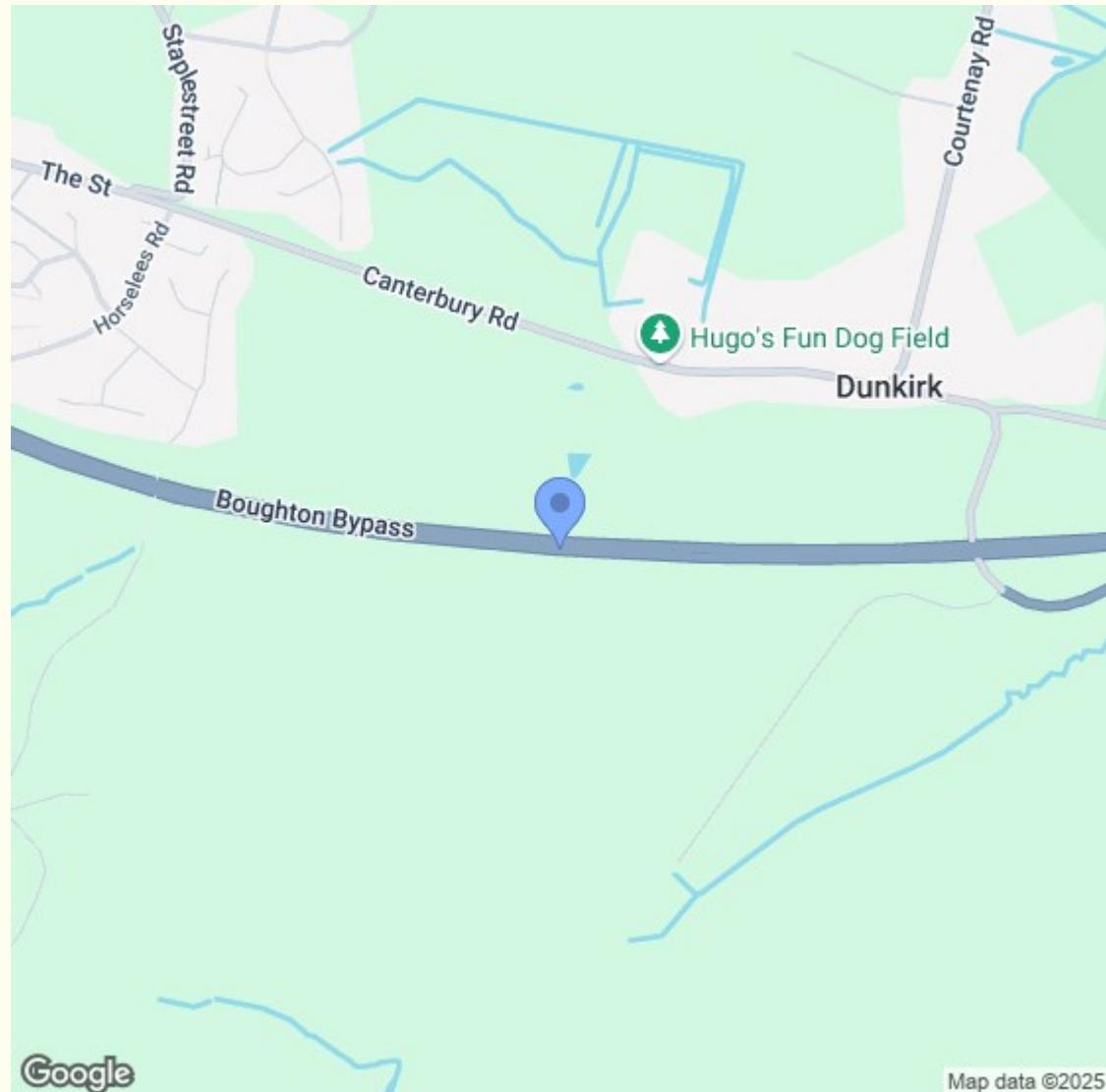






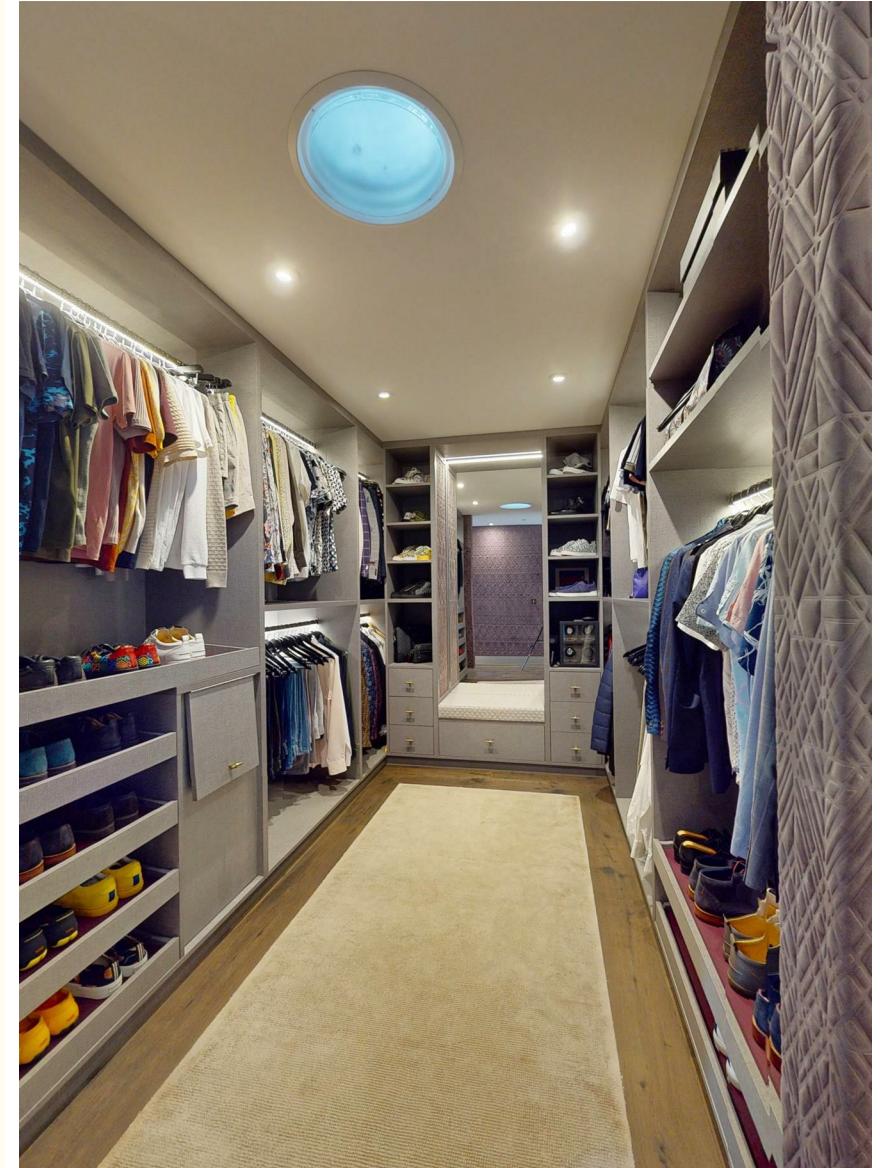


## Directions









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