



**Stone House Faversham Road, Boughton Aluph**  
**£825,000**

# Stone House Faversham Road

Boughton Aluph, Ashford

Grade II listed 4-bed detached home (c.1843) with period charm and modern comforts. Set on half an acre with gardens, double garage, parking, and potential coach house annexe. Sought-after location.

Council Tax band: G

Tenure: Freehold

- 'Stone House' is a Grade II listed Detached Family Home circa 1843, formally part of the Eastwell Manor Estate
- Set within just under half an acre of gardens surrounding the property
- Spacious & Flexible Living Accommodation comprising Living Room, Sitting Room, Library, Dining Room & Office/Study
- 4 Bedrooms, one of the bedrooms is located to the ground floor offering multi generation living options with dressing room to master
- Ground floor Bathroom & Shower Room with Additional First Floor Bathroom
- Detached Double Garage with Additional Parking for 5 Vehicles
- Lovingly Restored by Current Owners
- Conveniently positioned along the Tree Lined Faversham Road and offering excellent access to local amenities and transport routes
- Modern Fitted Kitchen with Dining Room
- Oil Central Heating



**Vestibule**

Door through to living room

**Living Room**

15' 10" x 13' 7" (4.83m x 4.14m)

Exposed wood flooring, bay window with outlook to front, open fireplace in stone back and hearth, door through to inner hallway.

**Inner Hallway**

Doors through to sitting room, ground floor bathroom and library.

**Sitting Room**

14' 11" x 12' 9" (4.55m x 3.89m)

Carpeted, bay window to side, open fireplace in stone back and hearth.

**Ground Floor Bathroom**

White suite comprising high level wc, pedestal wash hand basin, clawfoot roll top bath mixer tap and shower attachment with additional mains fed shower over, obscured window to rear, tiled flooring and partially tiled walls.

**Library**

12' 9" x 12' 4" (3.89m x 3.76m)

Double aspect with window to side and rear, doors leading through to dining room and stairs to first floor, tiled flooring, understairs storage cupboard, rear larder cupboard additional storage cupboard.

**Kitchen**

14' 5" x 11' 6" (4.39m x 3.51m)

Range of white shaker style cupboards and drawers beneath marble worksurfaces with additional wall mounted units, window to rear, range cooker with extractor over, butler sink with chrome mixer tap over, integrated dishwasher, cupboard housing space and plumbing for washing machine, partially tiled walls.





### **Dining Room**

12' 8" x 12' 7" (3.86m x 3.84m)

Carpeted with window to side, range of built in storage cupboards one of which houses the floor mounted oil boiler for central heating and hot water, door through to rear hallway.

### **Rear Hallway**

Door through to office/study.

### **Office/Study**

16' 7" x 8' 3" (5.06m x 2.52m)

Double aspect with windows to side and rear.

### **Bedroom**

14' 2" x 8' 0" (4.32m x 2.44m)

Carpeted with inset spotlights, double doors and window to rear, door through to shower room.

### **Shower Room**

Fully tiled shower room with low level wc, wash hand basin with mixer tap, tiled shower cubicle with rain shower an additional shower attachment, extractor fan and obscured window to side.



### Landing

Doors through to family bathroom, 2 bedrooms and dressing room to master.

### Bedroom

12' 5" x 12' 5" (3.79m x 3.79m)

Carpeted, window to side, wash hand basin, feature fireplace, door through to dressing room.

### Dressing Room

13' 3" x 12' 0" (4.04m x 3.66m)

Carpeted with window to side and range of built in wardrobes and storage cupboards.

### Bedroom

12' 4" x 11' 10" (3.76m x 3.61m)

Carpeted with window to side.

### Bedroom

15' 5" x 13' 3" (4.70m x 4.04m)

Window outlook to front, exposed floorboards and large storage cupboard.

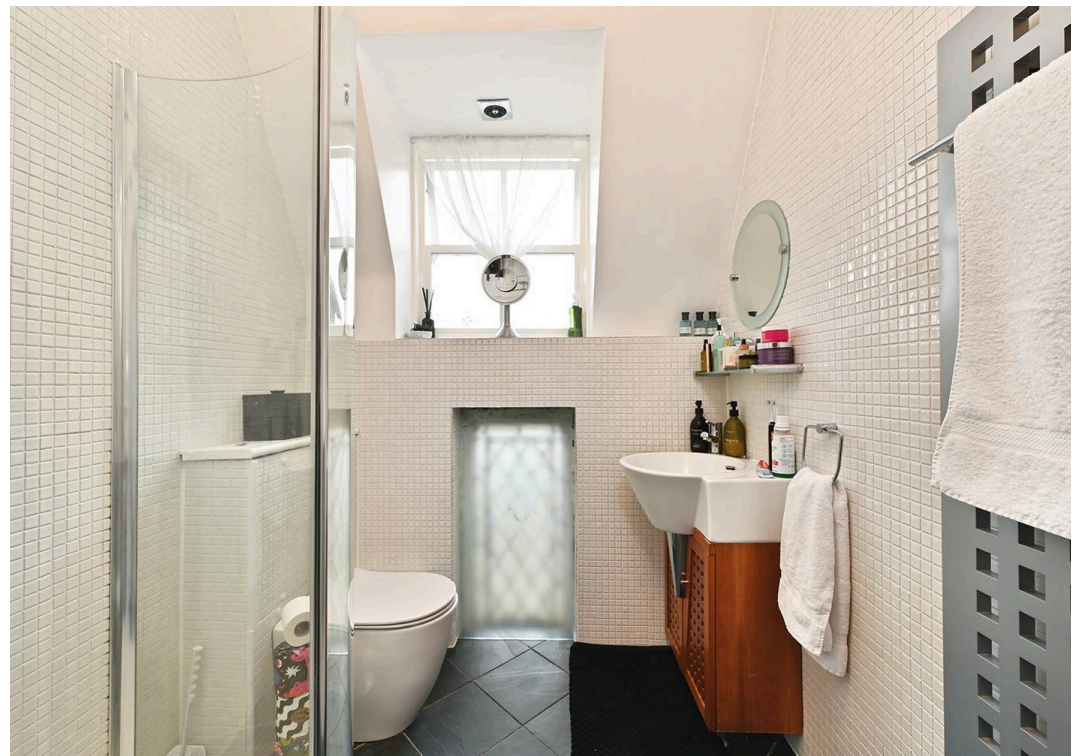
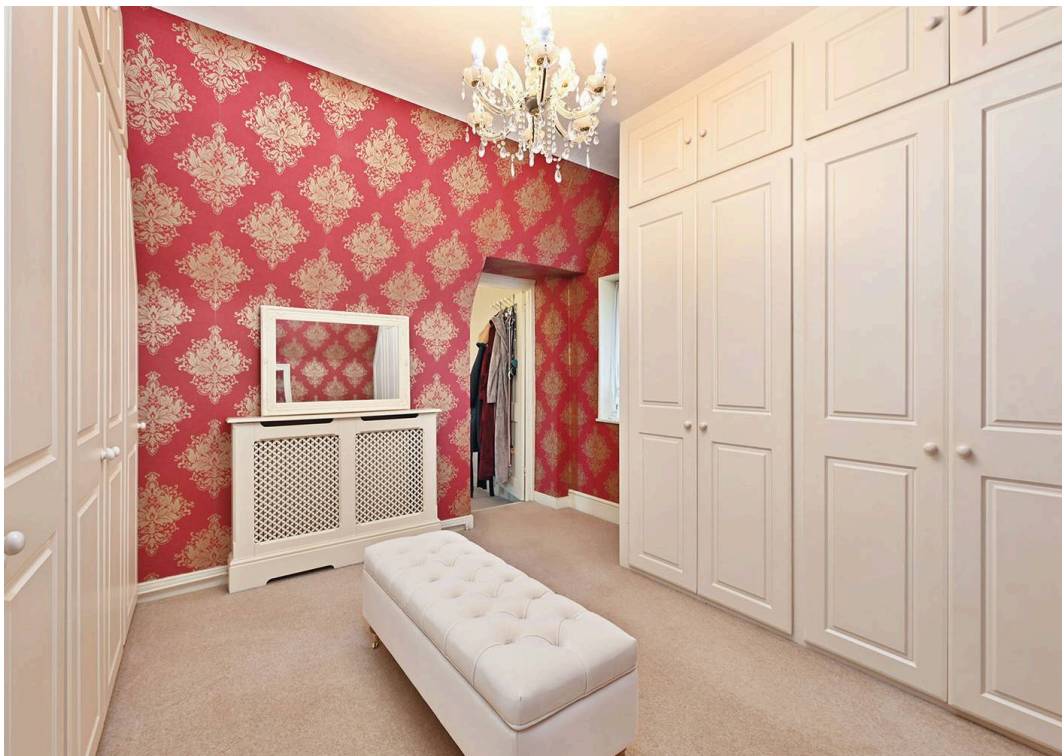
### Shower Room

Wash hand basin in vanity storage units, low level wc, windows to rear, tiled walls and flooring, tiled shower cubicle.





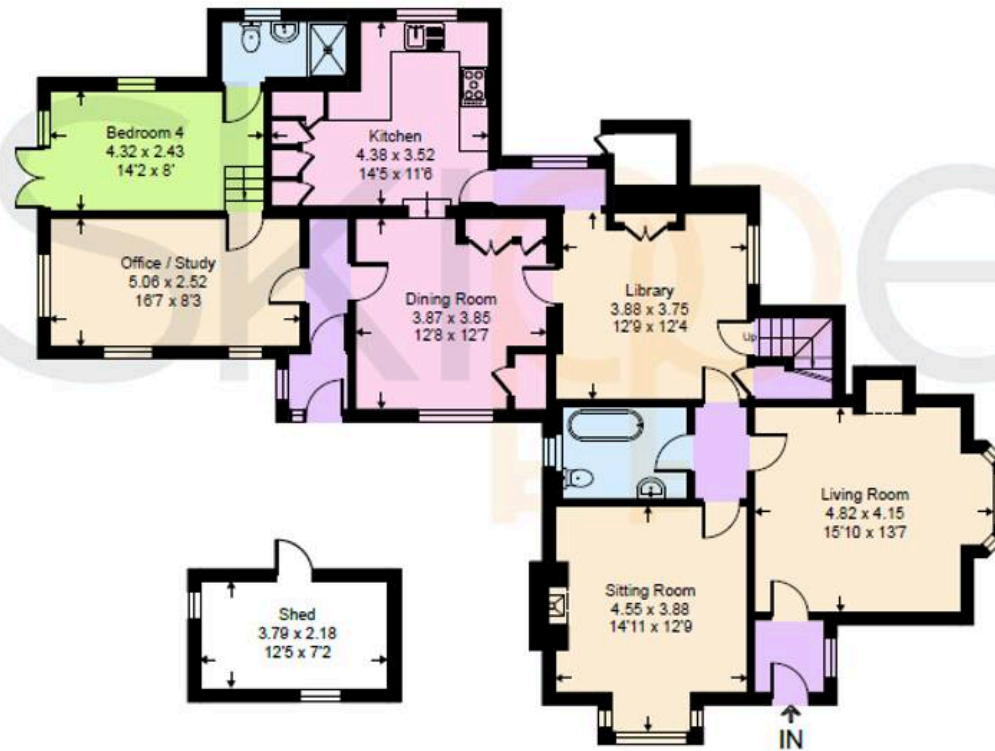
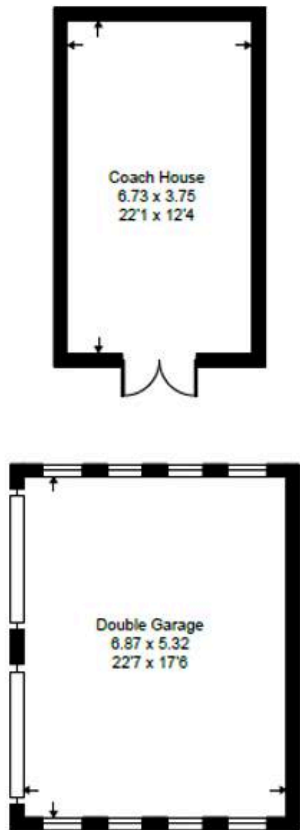




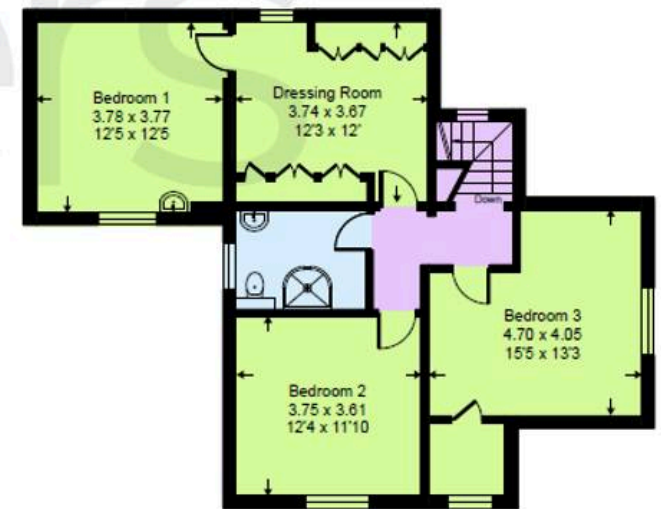


# Stone House, TN25

Approximate Gross Internal Area = 208.3 sq m / 2243 sq ft  
Approximate Garage Internal Area = 36.5 sq m / 393 sq ft  
Approximate Outbuildings Internal Area = 33.5 sq m / 361 sq ft  
Approximate Total Internal Area = 278.3 sq m / 2997 sq ft



Ground Floor



First Floor



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