

# Ferris&Co



**Monthly Rental Of £1,350.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**3 Church Street**  
Boughton Monchelsea, ME17 4HW

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

DESCRIPTION

Rare opportunity to let this charming Victorian cottage with a great EPC rating, classical salt and pepper brickwork, beautifully presented set in the centre of the village close to the green. This exquisite period cottage has been well modernised with well proportioned accommodation, arranged on two floors extending in all to 650 square feet with the added benefit of gas fired central heating by radiators and UPVC framed double glazed sash windows. Gardens front and rear maintained by the Landlord, with the rear garden extending in all to 33 ft.

Boughton Monchelsea is renowned for its many fine period dwellings with local shop, recreation ground and village hall. Located 2 1/2 miles south of the county library, multi-screen cinema and two railways connected to London. Mote Park is approximately two miles distant and has 450 acres, boating lake leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

ON THE GROUND FLOOR

**LIVING ROOM** 12' 6" x 11' 3" (3.81m x 3.43m)  
Entrance door with blackened furniture, partly glazed. Outside light. Wood effect laminate flooring. Double radiator. UPVC double glazed sash window to front, western aspect. Exposed natural brick chimney breast. Built-in fireside meters cupboard.

**L-SHAPED KITCHEN/DINING ROOM** 17' 3" x 12' 6" (Narrowing to 6'4" in Dining area)(5.25m x 3.81m)  
KITCHEN: Fitted with units of contemporary design having a white finish with complementing black granite effect working surfaces comprising: Stainless steel sink with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces. Four burner gas hob with

electric oven beneath and extractor hood above. Plumbing for automatic washing machine. Space for fridge/freezer. Ceramic tiled floor. Staircase to first floor. **DINING AREA:** With double radiator. Half glazed door and UPVC double glazed window overlooking rear garden, affording an eastern aspect. Ceramic tiled floor.

BATHROOM

White suite, chromium plated fittings comprising:- Panelled bath with mixer tap and shower attachment. Shower screen. Pedestal wash hand basin. Low level W.C. Worcester wall mounted gas fired combination boiler supplying central heating and domestic hot water throughout. UPVC double glazed window to rear, eastern aspect. Double radiator.

ON THE FIRST FLOOR

**BEDROOM 1** 12' 7" x 11' 3" (3.83m x 3.43m)  
Natural brick chimney with fitted cast iron Victorian fireplace. Terracotta hearth. UPVC sash window to front, double glazed, western aspect. Double radiator.

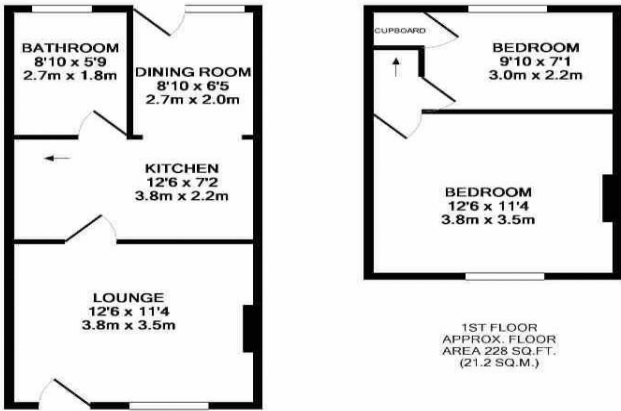
**BEDROOM 2** 9' 10" x 7' 1" (2.99m x 2.16m)  
Overstairs storage cupboard. UPVC window to rear, double glazed, eastern aspect. Double radiator.

OUTSIDE

The front of the property is laid to lawn with ranch fence. Side pedestrian access and right of way.

GARDEN

Laid to lawn. Fully fenced, extending to 33 ft.



DIRECTIONS

From Maidstone leave via the Loose Road, A229 heading south, at The Wheatheaf traffic lights, bear right continuing along the Loose Road. After approximately two miles at Linton crossroads turn left at the traffic lights, passing Cornwallis school on Heath Road, B2163. Church Street will be found on the left hand side just beyond the recreation ground. The property will be found some distance along on the right hand side, close to the junction with Green Lane in the centre of the village.



# Energy performance certificate (EPC)

3 Church Street  
Boughton Monchelsea  
MAIDSTONE  
ME17 4HW

Energy rating

C

Valid until:

16 July 2035

Certificate number:

8200-0766-0722-3595-3353

Property type

End-terrace house

Total floor area

53 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |