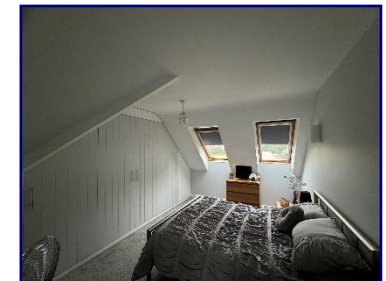


RADFORDS
ESTATE AGENTS

Country Homes



**3 MULBERRY GARDENS
HERMITAGE LANE
BOUGHTON MONCHELSEA
KENT ME17 4DA
PRICE £495,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU



enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

A BEAUTIFULLY PRESENTED EXTENDED ATTACHED PROPERTY IN AN IDYLIC COUNTRY LANE ON THE OUTSKIRTS OF BOUGHTON MONCHELSEA

SPACIOUS RECEPTION HALL, CLOAKROOM, LIVING ROOM, SPACIOUS KITCHEN/DINING ROOM, UTILITY ROOM, LANDING, MASTER BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, WELL-MAINTAINED GARDENS AND CAR PARKING AREA

VIEWINGS

Strictly by appointment with the selling Agent as above.

DIRECTIONS

From Staplehurst High Street head north on the A249 towards Maidstone. At approximately 2 miles turn right onto Chart Hill Road, stay on this road for about 1 mile, the road then forks, turn slight left onto Forge Lane, at the end of this lane turn left passing Sawyers Cottages on the left and Mulberry Gardens will be found on the left.

DESCRIPTION

An exciting opportunity to acquire an interesting and attached cottage in a row of three formally part of the Mulberry public house having been re-furbished to a very high standard with spacious accommodation with high quality fitments throughout. An internal inspection is recommended to appreciate exactly what is on offer. The views from the kitchen/dining room over the rear garden are the best. Kitchens and bathrooms are all newly re-fitted and the property benefits from eco-friendly electrical radiator system throughout.

The property is situated on the rural outskirts of the village of Boughton Monchelsea which lies on a ragstone ridge situated between the North Downs and the Weald of Kent and has commonly been called Quarry Hills. The village itself is located 3 miles (5 km) south of the town of Maidstone and it has its own village green, a 12th century church, a 160-year-old primary school, a 16th century pub and a post office. This quaint village offers an escape to the country, but with the benefit of having Maidstone's popular shops, restaurants, and leisure facilities just a few miles away.



The accommodation with approximate dimensions comprises: -

SPACIOUS ENTRANCE HALL

With quality floor covering goes through replacement front door. Useful understairs cupboard. Further large cloaks cupboard area housing hot water heating equipment.

CLOAKROOM

W/C. Handwash basin. Heated towel rail.

Double doors opening through to:

MAIN LIVING ROOM AREA

Double aspect with bay window to front with venetian blinds and patio doors opening to side garden. Quality floor covering as laid.

KITCHEN/BREAKFAST ROOM

A magnificent room. With window to rear and triple bi-fold opening doors onto rear terrace.

DINING AREA

With quality floor covering. Fitted spotlights.

KITCHEN AREA

Fitted out with quality base and eye level units with fitted worktops. With inset stainless steel single drainer 1½ bowl sink unit with Monoblock tap. Bosch integrated dishwasher. Bosch induction hob with extractor hood over. Bosch oven with upper microwave attached. Feature of this room is the central area with fitted drawers.

Door off to:

SPACIOUS UTILITY ROOM

With space and plumbing for washing machine and tumble dryer. One wall fully fitted range of quality cupboards.

Stairs with fitted carpeting leading to:

FIRST FLOOR LANDING

With roof light. Panelled radiator.

MASTER BEDROOM

With twin opening roof lights. Quality fitted wardrobe cupboard. Further eaves cupboard. Carpet as laid. Door of to:

ENSUITE

With window to front. With walk in shower cubicle. Hand wash basin in vanity unit. W/C. Heated towel rail. Extractor fan.

BEDROOM 2

With opening roof light. Fitted carpeting and full range of quality fitted wardrobe cupboards.

BEDROOM 3

With opening roof light. Fitted carpeting and full range of quality fitted wardrobe cupboards.

FAMILY BATHROOM

With panelled bath with handheld shower attachment and screen. With roof light. Hand wash basin in vanity unit. W/C. Heated towel rail. Shaver point.

3 MULBERRY GARDENS, HERMITAGE LANE, BOUGHTON MONCHELSEA, KENT, ME17 4DA

OUTSIDE

The property enjoys an area of large parking area with electric car charging point. The garden lays mainly to the side of the property, and it's fenced in, a feature of which is the large, paved terrace area overlooking the lawn with established plants and shrubs.

Summerhouse and garden shed. There is additional communal parking for the three cottages for visitors.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

COUNCIL TAX

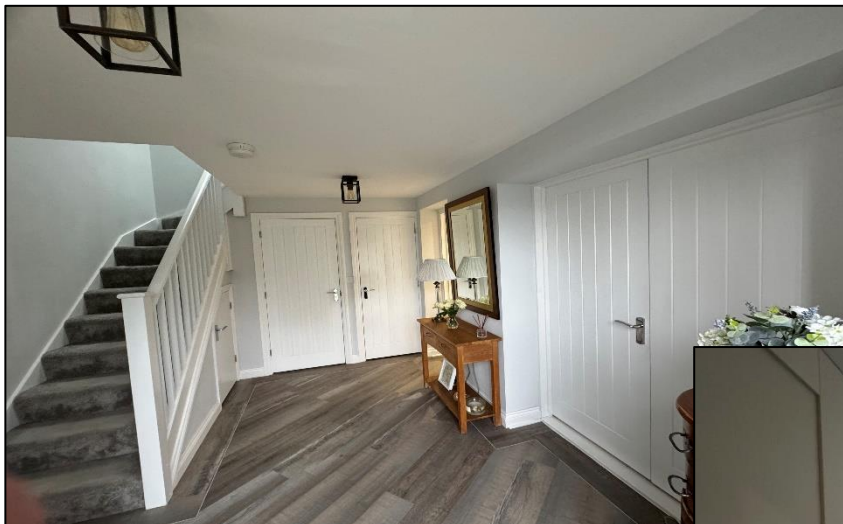
Maidstone Borough Council Tax Band E

MONEY LAUNDERING REGULATIONS

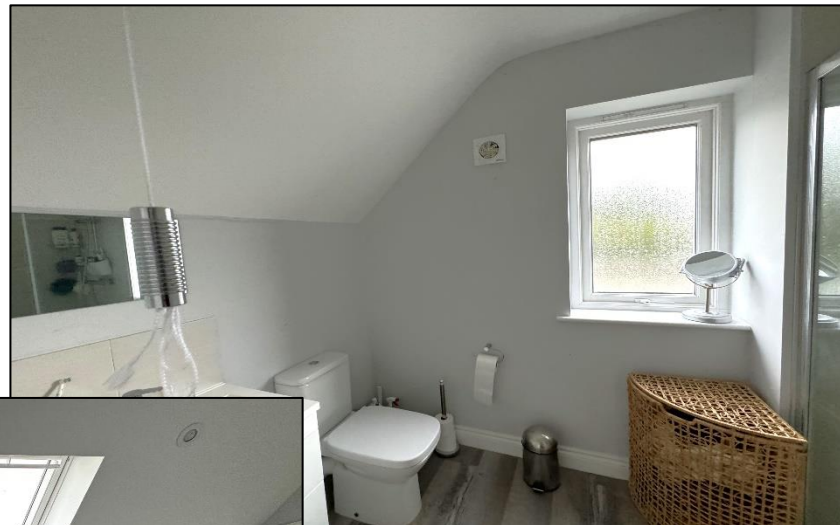
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

3 MULBERRY GARDENS, HERMITAGE LANE, BOUGHTON MONCHELSEA, KENT, ME17 4DA



3 MULBERRY GARDENS, HERMITAGE LANE, BOUGHTON MONCHELSEA, KENT, ME17 4DA

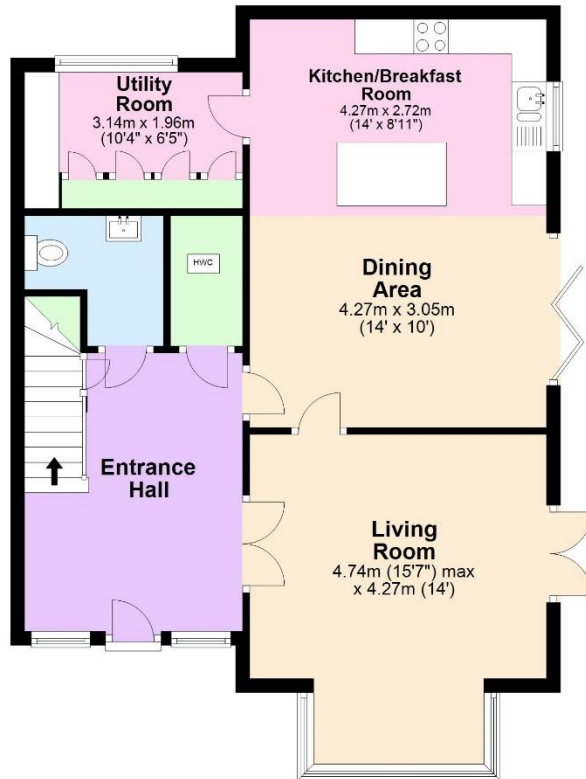


3 MULBERRY GARDENS, HERMITAGE LANE, BOUGHTON MONCHELSEA, KENT, ME17 4DA

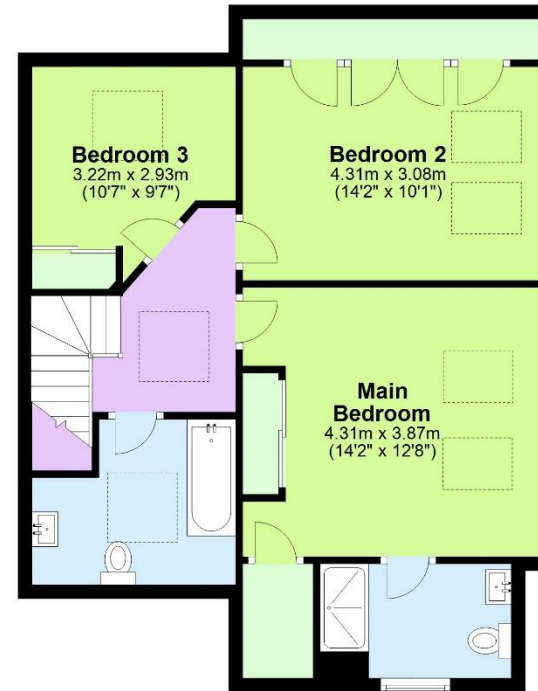


FLOORPLANS

Ground Floor



First Floor



Total area: approx. 134.8 sq. metres (1450.5 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.