





7 PENNY CLOSE, BOUGHTON MONCHELSEA, MAIDSTONE, ME17 4FL

GUIDE PRICE £875,000 - £900,000

- Modern Elegance: A stunning 4-bedroom home built by Esquire in 2017, meticulously re-modelled by the current owners for contemporary living
- Luxury Redefined: Extended to offer 190 sq.m of luxurious accommodation in an exclusive gated development with only 8 houses
- Open Plan Lifestyle: High-end open-plan kitchen-dining-family room for sociable living, seamlessly connecting to a South-Easterly facing garden
 - Distinctive Features: Separate living room with a feature panelled wall, contemporary glass fireplace, large study/snug, utility room, and cloakroom - all beautifully presented
- Sumptuous Retreat: Top-floor principal suite with a double bedroom, fully fitted walk-through dressing area, and a spacious contemporary en-suite
- Bathrooms Aplenty: Second bedroom with ensuite and walk-through dressing area, complemented by a modern family bathroom on the first floor
 - Parking Covered: Double garage used as a gym with electric roller doors plus driveway for 3 cars
- Outdoor Space: Beautifully landscaped garden with sunny aspect and views over neighbouring farmland
- Ideal Location: Approximately 30 minutes by car to Ebbsfleet International, offering a quick 19-minute train ride to St Pancras
 - Town & Country: Bustling town of Maidstone around 3.5 miles away yet countryside easily accessible nearby









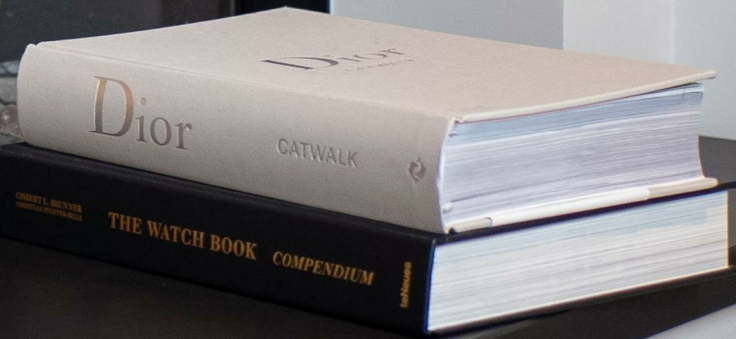
ABOUT THIS HOME

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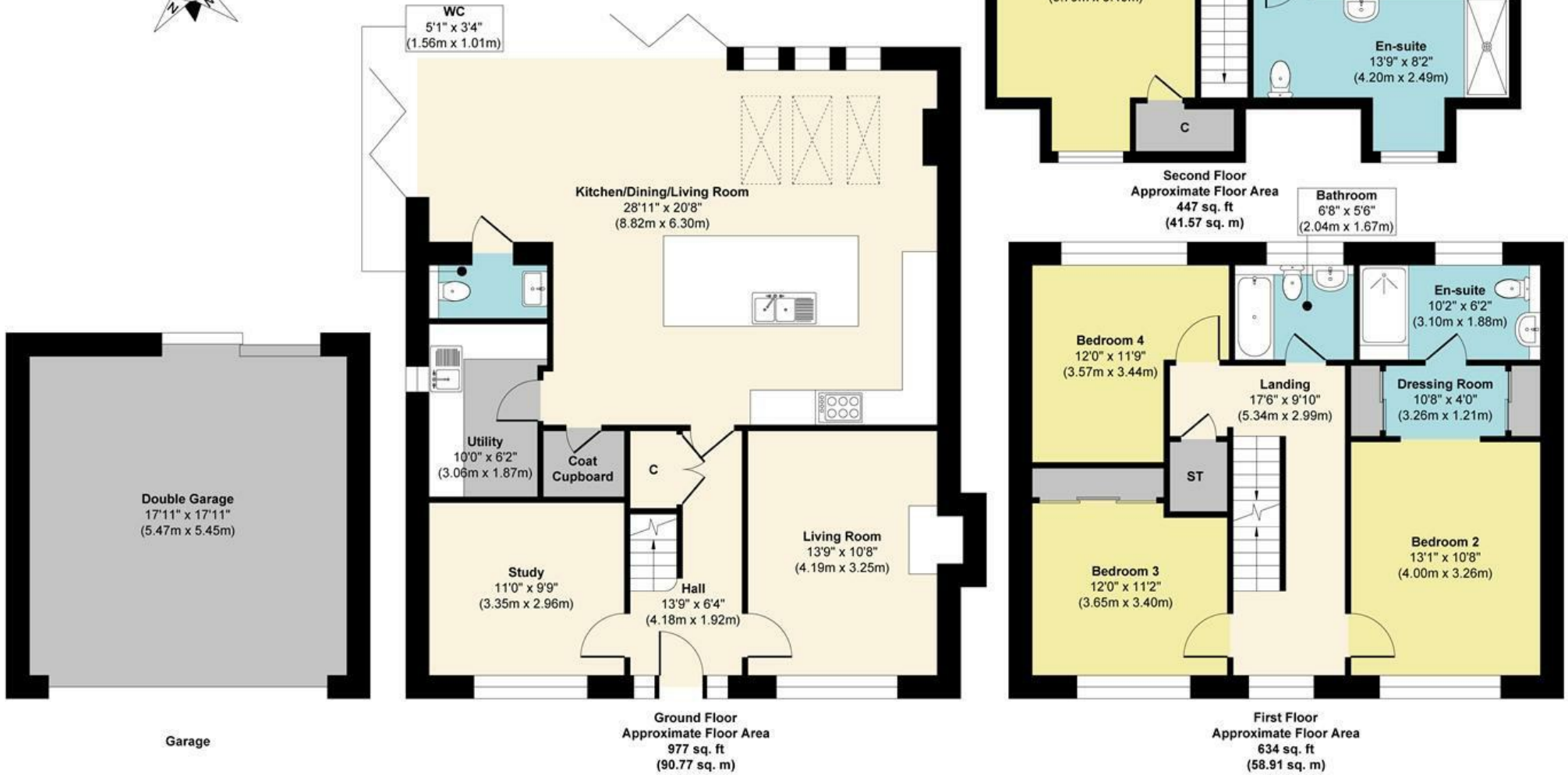
Welcome to the epitome of modern luxury living. This stunning 4-bedroom home was meticulously crafted by Esquire in 2017 and has been beautifully re-modelled by its current owners. Beyond its refined facade lies a home that seamlessly combines modern aesthetics with functional design. Extended to provide a lavish 190 sq.m of accommodation, this property is part of an exclusive gated development, featuring only 8 houses for an intimate and secure living environment. Embrace sociable living in the high-end open-plan kitchen-dining-family room, effortlessly connecting to a South-Easterly facing garden (some finishing required)—an ideal haven for relaxation and entertainment. Discover distinctive features throughout, from the separate living room with a feature panelled wall to the large study/snug, utility room, and cloakroom—all meticulously designed for both style and functionality. Ascend to the top floor to experience the sumptuous principal suite, a private retreat complete with a double bedroom, fully fitted walk-through dressing area, and a spacious contemporary en-suite. With en-suite facilities in the second bedroom, a modern family bathroom on the first floor, covered parking in the form of a double garage with electric roller doors, and a driveway for 3 cars, this unique home embodies modern elegance with the convenience of being close to town yet having easy access to the surrounding countryside.







7 Penny Close, Maidstone



Approx. Gross Internal Floor Area 2058 sq. ft / 191.19 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

The property is situated in an exclusive gated development with just seven other detached houses, bordering farmland in this sought after location. Boughton Monchelsea is a sprawling village on the Southern side of Maidstone. It is well connected to the town yet still offers a sense of being in the countryside.

There are many public footpaths that criss-cross the rural landscape including the famous Greensand Way, a picturesque 108-mile trail along the Greensand Ridge. In the local area, you can enjoy a walk around the gardens of Boughton Monchelsea Place (summer only), play cricket at Linton Park Cricket Club a couple of minutes away by car, or visit the lovely Buttercups Goat Sanctuary. Further afield you have the lovely Leeds castle with its year-round events programme, just 12 minutes away by car.

Golfers are spoilt for choice locally with 18 hole courses at Leeds Castle, Bearsted Golf Club, and Tudor Park Marriot Hotel and Country Club, all within a 15-minute drive. The Bull Inn is a few minutes away by car (0.9 miles) and has a selection of cask and keg ales, serves food and host functions, and the garden with spectacular far-reaching views is the perfect place

to enjoy a warm summer evening. For a unique dining experience, you have The Curious Eatery which is also around 3 minutes away in the car (0.7 miles) and welcomes all the family to enjoy their fun eatery. For children's education, the property is conveniently located just opposite The Cornwallis Academy secondary school (rated good at latest Ofsted inspection). The highly sought-after Loose Primary School is just 5 minutes away by car (1.5 miles) and was rated Outstanding by Ofsted in 2016 prior to it becoming an academy with many children in the neighbouring properties attending the school. Sutton Valence is the next neighbouring village and has a well-renowned independent school. Commuters to London can drive to Ebbsfleet International (around 30 minutes by car) and jump on the regular high-speed to trains that whisk you to London St Pancras from 19 minutes or drive around 12 minutes (5.1 miles) to Marden station with services to London Bridge in 47 minutes.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

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