





# TRALEE HEATH ROAD, BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4JN

£700,000

- Energy-efficient 4-bedroom home with a B rating and remainder of 10-year structural warranty.
- Spacious 154 sqm layout on nearly 1/5th of an acre in a semi-rural setting.
- Stunning open-plan kitchen-dining- family space with bi-folding doors for seamless indoor-outdoor flow.
- Separate living room with glazed doors opening to create huge open space when needed
- Principal bedroom with Juliette balcony, ensuite, and views over scenic farmland.
  - Three further bedrooms and family bathroom
  - Ground floor study/5th bedroom and shower room as well as utility room.
- Sought-after village location bordering farmland, offering a countryside feel with easy access to Maidstone.
  - Close to scenic walks, including the famous Greensand Way, and nearby attractions like Leeds Castle and local golf courses.
- Excellent local schools and convenient commuter options, with Marden station 12 minutes away and Ebbsfleet International 35 minutes away.









## ABOUT THIS HOME

Step into this stunning, energy-efficient, four-year-old home—a rare find with 4 bedrooms and 154 sqm of space, set on nearly 1/5th of an acre in a charming semi-rural location. With a B energy rating and the remainder of a 10-year structural warranty, this property offers peace of mind and long-term savings. The highlight is the breathtaking open-plan kitchen, dining and family room, where three sets of bi-folding doors seamlessly connect to the rear garden, perfect for entertaining. A stylish log burner adds a cosy touch for cooler nights.

The home also features a separate formal living room, a versatile ground-floor study or 5th bedroom, a shower room, and a utility room. Upstairs, the principal bedroom impresses with a Juliette balcony that overlooks the expansive garden and scenic farmland, along with a luxurious ensuite and walk-in shower. Three additional bedrooms and a bright family bathroom, illuminated by a large Velux window complete the upper floor.

Outside, the spacious rear garden is perfect for families, with a large lawn, thoughtfully planted trees, and a sunny patio area. The log cabin at the garden's far end, currently used as a gym and bar, offers endless possibilities. A modern driveway with parking for several vehicles, an EV charging point, and a laurel hedge for added privacy completes this perfect package.





## OWNERS COMMENTS

We fell in love with this house the first time we saw it, and it has been a great family home ever since we moved in.

The open-plan ground floor and garden have been perfect for hosting family Christmases and summer get-togethers.

The views from every window make the space feel bright and open. In spring and summer, the garden comes alive, attracting a variety of birds.

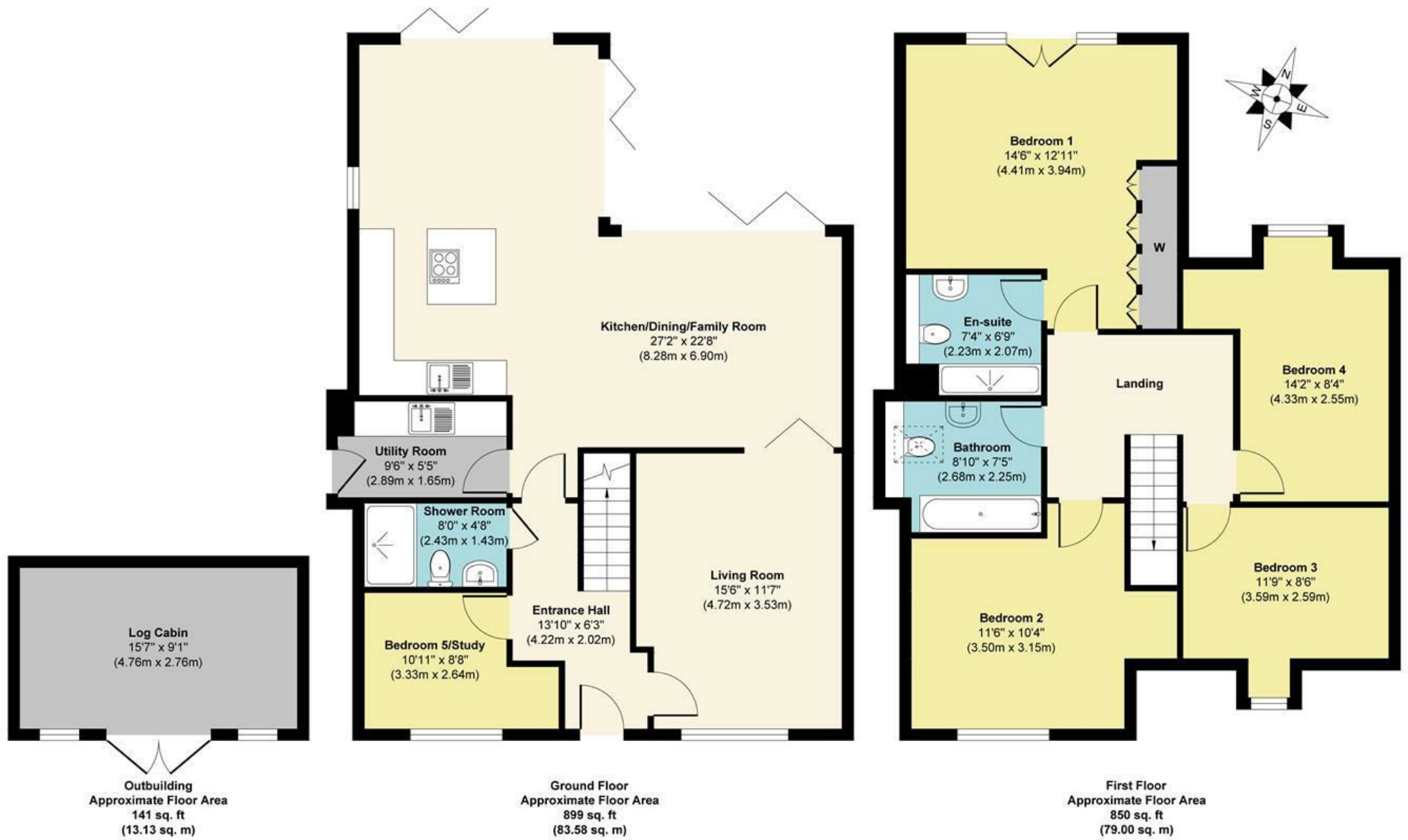
During the warmer months, we open the bifold doors to enjoy the garden, and in winter, the log burner keeps the house warm and cosy.

The house is surrounded by farmland, with plenty of lovely country walks nearby.

We're relocating due to work, but we'll be sad to leave. We're sure the next owners will enjoy it as much as we have.







**Approx. Gross Internal Floor Area 1890 sq. ft / 175.71 sq. m (Including Outbuilding)**

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

Produced by Elements Property

# ABOUT THE AREA

The property is situated in a non-estate location, bordering farmland in this sought after village.

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 around 15-minutes drive. The Bull Inn is six minutes away by car (2.2 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 children's education, The Cornwallis Academy secondary school (rated Good at latest Ofsted inspection) is a few minutes away by car (1.6 miles).

Boughton Monchelsea Primary school (Ofsted Good) is just 2 minutes away by car (0.9 miles) and the highly sought-after Loose Primary School is just 7 minutes away by car (2.8 miles) and was rated Outstanding by Ofsted in 2016 prior to it becoming an academy. Sutton Valence is the next neighbouring village and has a well-renowned independent school. Commuters to London can drive to Ebbsfleet International (around 35 minutes/22 miles) by car and jump on the regular high-speed to trains that whisk you to London St Pancras in just 19 minutes or drive around 12 minutes (6.4 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.

# CONTACT US

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