







# 1 LODDINGTON LANE COTTAGES, BOUGHTON MONCHELSEA, KENT, ME17 4AD

£700,000

- Stunning four-bedroom detached new build finished to a high specification with underfloor heating throughout.
- Spacious open-plan kitchen/breakfast/family room with Quartz worktops, integrated appliances, large island, and bi-fold doors to garden.
- Two en-suite bedrooms and a luxury family bathroom with both bath and walk-in shower.
- Private wraparound rear garden with composite decked entertaining area and gated side access.
- Ample off-street parking with EV charging point and shared access to designated bays.
- Peaceful countryside setting on a country lane near Boughton Monchelsea, with access to the 108-mile Greensand Way walking trail.
- Excellent local amenities including Boughton Monchelsea Place gardens, Linton Park Cricket Club, and Buttercups Goat Sanctuary.
- Ideal for golfers with two 18-hole & one 9-hole golf courses — Bearsted, Tudor Park & Leeds Castle — within 15 minutes.
- Strong local schooling options including Loose Primary (Outstanding), Cornwallis Academy (Good), and Sutton Valence Independent School.
- Trains to London Bridge from Marden in under 50 minutes, and high-speed services from Ebbsfleet International (36 mins by car) reaching St Pancras in just 19 minutes.

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## ABOUT THIS HOME

A stunning four-bedroom detached new build nestled between Boughton Monchelsea and Linton, combining countryside peace with high-spec modern living. Offered chain-free with a 10-year Build Zone warranty.

The spacious hallway leads to a bright sitting room with bay window, a separate study, and an impressive open-plan kitchen-dining-family room. Featuring premium grey cabinetry, Quartz worktops, Instant hot water tap, central island with hob and downdraught extractor, plus Neff appliances including full-size fridge/freezer, dishwasher, slide and hide oven, combination microwave, washing machine and large wine fridge. Twin bi-fold doors open onto a composite decked terrace for seamless indoor-outdoor living.

Upstairs are four generous bedrooms – two with en-suites – and a luxury family bathroom with walk-in shower and bath. The rear bedroom features a Juliette balcony with garden and woodland views. Zonal underfloor heating and quality LVT flooring and plush carpets throughout.

Outside, the landscaped garden is perfect for entertaining, with gated side access. A large rear parking area for six cars includes an EV charger and potential for a garage (STP). The air source heat pump supports an excellent B Energy Rating.

















**Approx. Gross Internal Floor Area 1725 sq. ft / 160.32 sq. m**

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

Produced by Elements Property



# ABOUT THE AREA

The property enjoys a peaceful setting along a quiet country lane on the edge of Boughton Monchelsea, positioned just opposite the charming Loddington Farm Shop, and only a short stroll down the lane from Musket Brewery and The Armoury Tap Room – renowned for its excellent food and music events that perfectly complement their award-winning ales. Surrounded by beautiful countryside, it benefits from an extensive network of public footpaths, including the renowned Greensand Way—a scenic 108-mile trail that winds its way along the Greensand Ridge. Locally, residents can explore the seasonal gardens of Boughton Monchelsea Place, enjoy a match at Linton Park Cricket Club nearby, or spend a relaxing afternoon at the delightful Buttercups Goat Sanctuary. For more expansive days out, the historic Leeds Castle is just a 13-minute drive away and hosts a packed programme of events throughout the year.

Golf enthusiasts are particularly well catered for, with excellent courses at Leeds Castle, Bearsted Golf Club, and Tudor Park Marriott Hotel and Country Club, all within a 15-minute drive. For dining and socialising, The Bull Inn is just a mile from the property and offers a warm welcome, a good selection of ales, and a garden with spectacular views—perfect for long summer evenings.

Families will appreciate the strong local education options. The Cornwallis Academy, rated ‘Good’ by Ofsted, is just a two-minute drive away, while the highly regarded Loose Primary School—rated ‘Outstanding’ before its conversion to academy status—is only five minutes by car. For those seeking independent education, the prestigious Sutton Valence School is just a short distance away in the neighbouring village.

Commuters are well served with easy access to both Marden station, just 11 minutes away with services to London Bridge in under 50 minutes, and Ebbsfleet International, around 36 minutes by car, offering high-speed trains to London St Pancras in as little as 19 minutes. This prime location offers a lifestyle of convenience, natural beauty, and exceptional connectivity.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

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## CONTACT US

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