



**10 Church Street, Boughton Monchelsea, Maidstone, ME17 4HW**  
**Price £325,000**



**\*\*\*NO FORWARD CHAIN\*\*\*A CHARMING THREE BEDROOM COTTAGE WITH CELLAR AND OFF-ROAD PARKING NESTLED IN THE COVETED VILLAGE OF BOUGHTON MONCHELSEA**

This fabulous home is located in the idyllic Boughton Monchelsea village, boasting a number of amenities within walking distance such as a Post Office, Parish Church, a historic inn, and convenient bus services connecting to Maidstone town centre which is less than 3 miles away. There is also the added bonus of a local recreation ground nearby which is perfect for family games and sports as well as a number of local footpaths for dog walks. Perfectly positioned for commuters, the property is within a 10-minute drive of Staplehurst and Marden stations, providing direct links to London. The vicinity offers a variety of educational options, including private, state and grammar including the highly regarded OFSTED 'Good' Boughton Monchelsea Primary School within walking distance. Grammar schools such as Sutton Valance, Maidstone Grammar School, and Cornwallis Academy are also close by.

Presenting capacious and versatile accommodation, this splendid cottage has been a successful rental for several years, presenting an opportunity for investors or a delightful home. Internally, the cottage features an entrance porch, a spacious lounge/diner, a well-proportioned kitchen, a practical ground floor cloakroom, and a cellar. Upstairs, three generous bedrooms and a well appointed family bathroom. Outside, a charming cottage garden at the rear leads to convenient and sought after off-road parking for two to four cars accessible through Windmill Court.

Added advantages include a combination boiler and an electric safety certificate. For your opportunity to own this fabulous home call Page and Wells Loose Office today and book your viewing.



**GROUND FLOOR**

Lounge 20'6" x 12'3" (6.25m x 3.75m)

Kitchen 8'5" x 7'8" (2.58m x 2.36m)

W/C

**FIRST FLOOR**

Bedroom 1 11'2" x 7'8" (3.42m x 2.35m)

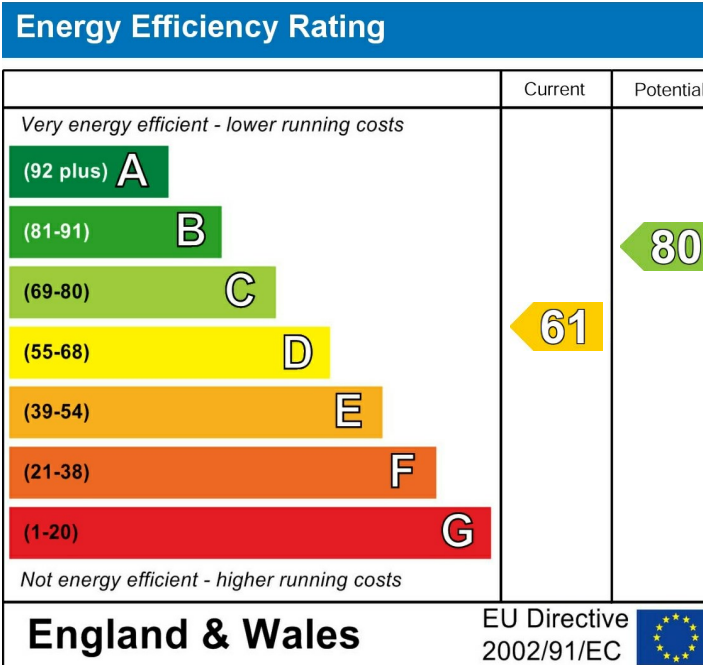
Bedroom 2 9'0" x 8'11" (2.75m x 2.73m)

Bedroom 3 8'5" x 7'9" (2.58m x 2.38m)

Bathroom

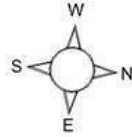
**LOWER GROUND FLOOR**

Cellar 11'1" x 10'9" (3.38m x 3.30m)



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Church Street, Boughton Monchelsea, Maidstone  
 Approximate Gross Internal Area  
 930 Sq Ft/86 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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