



**32 & 32A The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ**  
**Guide Price £650,000 to £700,000**



\*\*\*GUIDE PRICE £650,000 - £700,000\*\*\*NO FORWARD CHAIN\*\*\*FABULOUS DETACHED FOUR BEDROOM FAMILY HOME WITH ONE BEDROOM ANNEX IN THE SOUGHT AFTER VILLAGE OF BOUGHTON MONCHELSEA

This fabulous detached home is situated in the historic Quarries of Boughton Monchelsea surrounded by green space, countryside walks and striking ragstone walls. The area is steeped in history with the ragstone from the quarry used in the build of Westminster Abbey and House of Parliament. The village itself is well served with local schools, post office and eateries in walking distance, while Maidstone is a short drive away offering a wider range of shopping and social facilities. For the commuter, Marden and Staplehurst Stations are a ten minute drive and offers frequent mainline service to London Charing Cross, Waterloo and London Bridge

This delightful four-bedroom detached house offers a wealth of living space. On the ground floor, you'll find an inviting entrance hall, a cosy snug, a spacious family room, a convenient study, a modern kitchen/diner, a comfortable lounge, a utility room, and a handy cloakroom. The first floor boasts four bedrooms, including one with a skylight and an ensuite, and a family bathroom.

Additionally, the property features a well-designed one-bedroom annexe with its own separate entrance. The annexe includes a kitchen and living area on the ground floor, and a bedroom with built-in wardrobes and an ensuite on the second floor.

Outside, the property offers ample parking with a driveway and a sizable carriage barn. The neatly laid lawn in the rear garden provides a peaceful retreat in the heart of Boughton Monchelsea. Offers with no forward chain this fabulous home will generate plenty of interest so do not delay and contact Page and Wells Loose Office and book your viewing to avoid missing out.



## GROUND FLOOR

Entrance Hall 20'11" x 9'5" (6.39m x 2.88m)

Lounge 21'11" x 12'3" (6.70m x 3.75m)

Kitchen 18'4" x 12'10" (5.61m x 3.93m)

Study 10'1" x 8'8" (3.08m x 2.66m)

Family Room 13'4" x 8'8" (4.07m x 2.66m)

Snug 13'4" x 8'7" (4.07m x 2.63m)

Utility Room 8'1" x 7'3" (2.47m x 2.23m)

W/C

## FIRST FLOOR

Landing

Bedroom 1 16'3" x 11'11" (4.97m x 3.64m)

En-Suite

Bedroom 2 14'11" x 10'3" (4.56m x 3.14m)

Bedroom 3 11'9" x 9'8" (3.60m x 2.97m)

Bedroom 4 14'11" x 8'4" (4.56m x 2.56m)

Family Bathroom

## ANNEXE GROUND FLOOR

Lounge/Kitchen 22'11" x 9'9" (6.99m x 2.98m)

## ANNEXE FIRST FLOOR

Annexe Bedroom/ Bedroom 5 16'6" x 10'4" (5.03m x 3.16m)

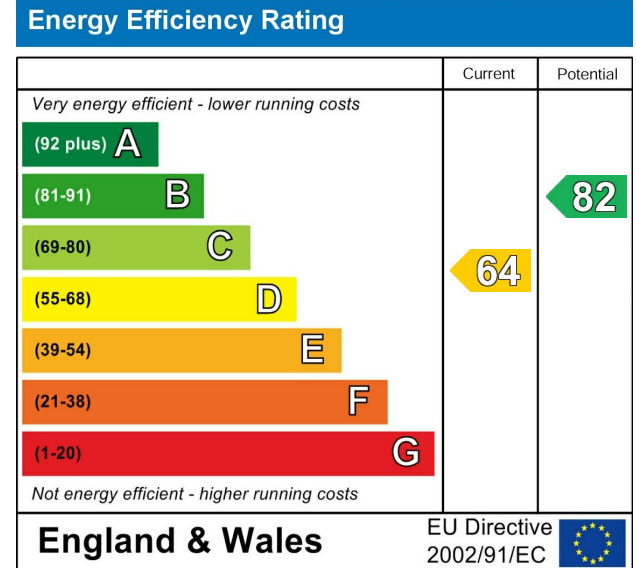
En-Suite

## EXTERNALLY

Carriage Barn 24'6" x 17'9" (7.49m x 5.43m)

Fabulous Gardens

Driveway for several cars



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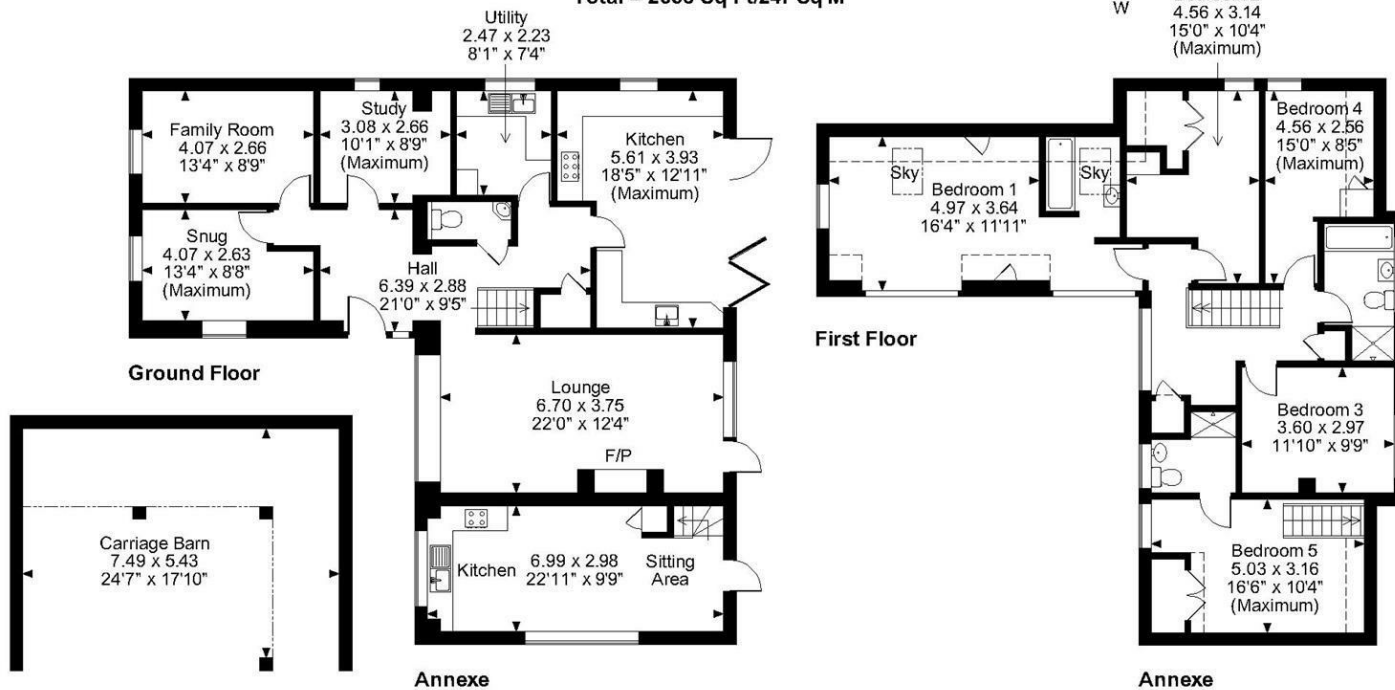
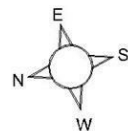
Approximate Gross Internal Area

Main House = 1824 Sq Ft/169 Sq M

Carriage Barn = 438 Sq Ft/41 Sq M

Annexe = 396 Sq Ft/37 Sq M

Total = 2658 Sq Ft/247 Sq M



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

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

□ □ □ □ Denotes restricted head height

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