



80 Church Street, Boughton Monchelsea, Maidstone, Kent, ME17 4HN
Guide Price £350,000 to £375,000

STUNNING PERIOD PROPERTY BUILT IN 1824**FABULOUS THREE BEDROOM COTTAGE LOCATED IN THE SOUGHT-AFTER VILLAGE OF BOUGHTON MONCHELSA IN EXCELLENT ORDER CONVENIENTLY SITUATED FOR THE POPULAR BOUGHTON MONCHELSEA PRIMARY SCHOOL, MAINLINE SERVICES TO LONDON AND LOCAL AMENITIES

This fabulous character home is situated within the picturesque village of Boughton Monchelsea where there is a Parish Church, historic inn and bus services to Maidstone town centre. It is ideally located for the commuter with Staplehurst station and Marden station on the main London line links being located within 10 minutes' drive. The general area is well served with a wide range of schools including Boughton Monchelsea Primary School within walking distance. The Maidstone Grammar schools are of particular interest to those moving to the area.

This charming period property has been sympathetically updated by the current owner retaining and restoring original features whilst building modern additions including a porch built in 2021. Inside, the porch leads into a cosy lounge with engineered oak flooring and a feature log burner with brick surround. To the rear of the home is a kitchen/diner with limestone flooring, fitted kitchen units with butler style sink and gas Rayburn cooker. The bathroom is on the ground floor with fabulous roll bath with shower over and porcelain tiled floor. Upstairs, the main bedroom benefits from an original cast iron fireplace and there are a further two bedrooms. Access from the landing leads to an office space or playroom with windows over looking the garden.

The garden is a real feature of the home, extending 120ft with patio, garden path, a variety of mature shrubs and flower borders and a useful storage shed. There is an insulated summer house with power and lighting currently used a gym and home office by the current owner and would make a wonderful office for those working from home.

Viewing is highly recommended. Call Page and Wells today to avoid missing out



GROUND FLOOR

Porch

Sitting Room 11'5" x 10'6" (3.48m x 3.20m)

Dining Room 12'11" x 7 (3.94m x 2.13m)

Kitchen 9'9 x 7'5 (max) (2.97m x 2.26m (max))

Bathroom

FIRST FLOOR

Landing

Bedroom 1 11'5" x 11'4 (max) (3.48m x 3.45m (max))

Bedroom 2 12'11 x 7'0 (3.94m x 2.13m)

Bedroom 3 11'9 x 8'6 (3.58m x 2.59m)

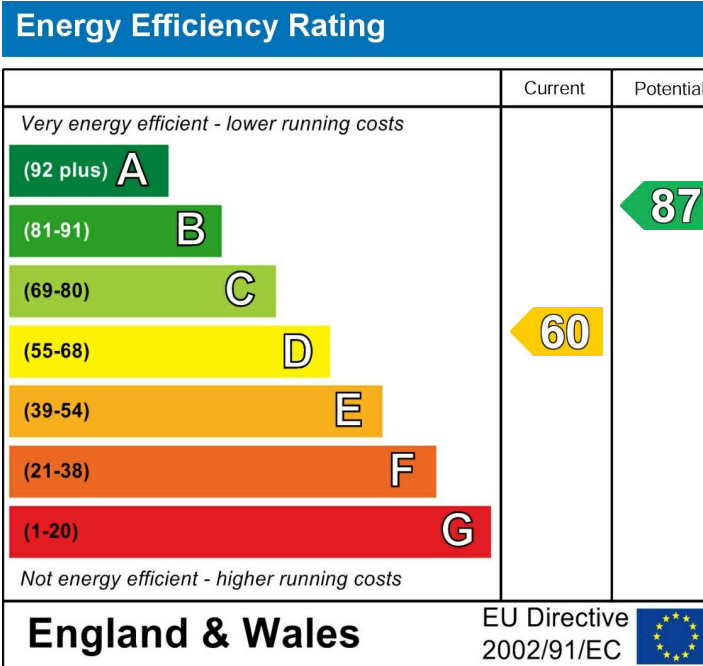
Loft Room 10'4" x 10'2' (3.15m x 3.10m')

EXTERNALLY

Beautiful Cottage Garden

Insulated Office 13'4" x 7'7 (4.06m x 2.31m)

Shed 9'10 x 5'10 (3.00m x 1.78m)

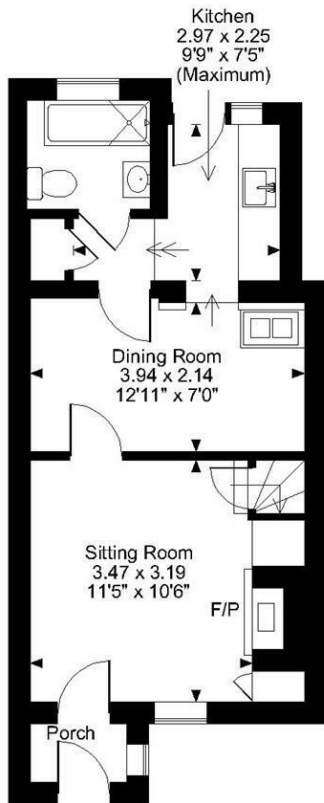
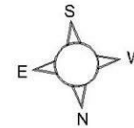


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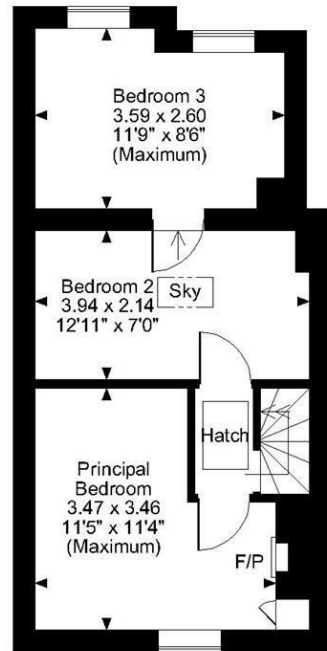
Church Street, Boughton Monchelsea, Maidstone

Approximate Gross Internal Area

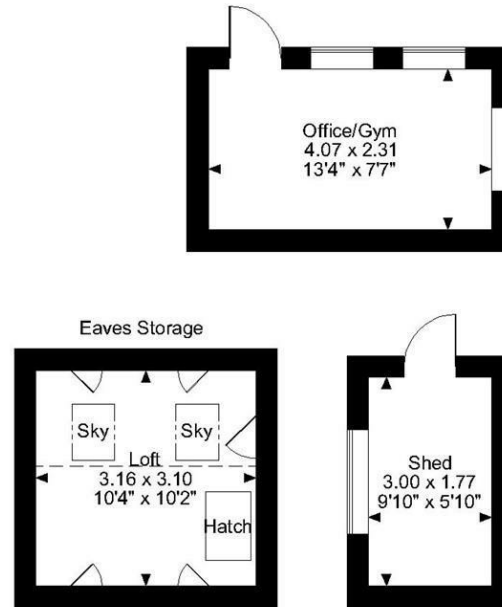
Main House = 768 Sq Ft/71 Sq M
 Office/Gym & Shed = 158 Sq Ft/15 Sq M
 Total = 926 Sq Ft/86 Sq M



Ground Floor



First Floor



Second Floor

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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