



**Blaney Heath Road, Boughton Monchelsea, ME17 4HS**  
**Offers In Excess Of £550,000**





FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITH DETACHED GARAGE ON A GENEROUS 1/3 ACRE PLOT BACKING ONTO OPEN FIELDS SITUATED WITHIN WALKING DISTANCE OF POPULAR PRIMARY AND SECONDARY SCHOOLS.

This four bedroom family home is nestled on an generous plot with a detached garage offering both spacious and adaptable accommodation.

On the ground floor there is an inviting entrance hall leading to a spacious lounge spanning over 21 feet, a separate dining room, and an additional reception room adaptable to various functions, including the potential to serve as a ground floor bedroom to suit individual needs. Completing the ground floor layout is a well-appointed kitchen, accompanied by a convenient utility room and ground floor w/c.

On the first floor there are four sizeable bedrooms and a family bathroom, ensuring ample accommodation for a growing family or visiting guests.

Outside, the property provides large concrete driveway providing off-road parking for multiple vehicles. To the rear, a fabulous garden stretching over 125 feet offers a tranquil retreat backing onto picturesque open fields.

Nestled within the charming village of Boughton Monchelsea, Maidstone, residents enjoy the convenience of nearby amenities including popular primary and secondary schools, a village shop, and traditional pubs. Additionally, the surrounding countryside presents an array of scenic walking routes, perfect for those seeking an active outdoor lifestyle.

This property presents an exceptional opportunity to acquire a spacious family home in a desirable location, so do not delay and contact Page and Wells Loose Office and book your viewing to avoid missing out.



**GROUND FLOOR**

Entrance Hall

Lounge 21'9" x 11'11" (6.64m x 3.64m)

Dining Room 9'7" x 9'3" (2.94m x 2.82m)

Kitchen 11'10" x 9'7" (3.62m x 2.94m)

Utility

Study 15'9" x 9'6" (4.81m x 2.91m)

**FIRST FLOOR**

Bedroom 1 11'11" x 11'8" (3.64m x 3.58m)

Bedroom 2 12'11" x 9'4" (3.94m x 2.85m)

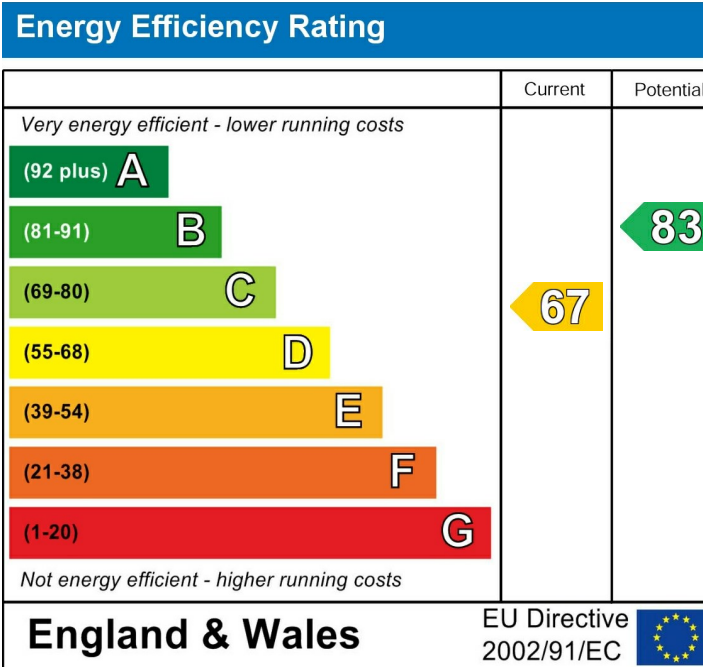
Bedroom 3 13'6" x 9'7" (4.14m x 2.94m)

Bedroom 4 13'7" x 6'9" (4.15m x 2.07m)

Family Bathroom

**EXTERNALLY**

Garage 21'5" x 14'0" (6.55m x 4.29m)



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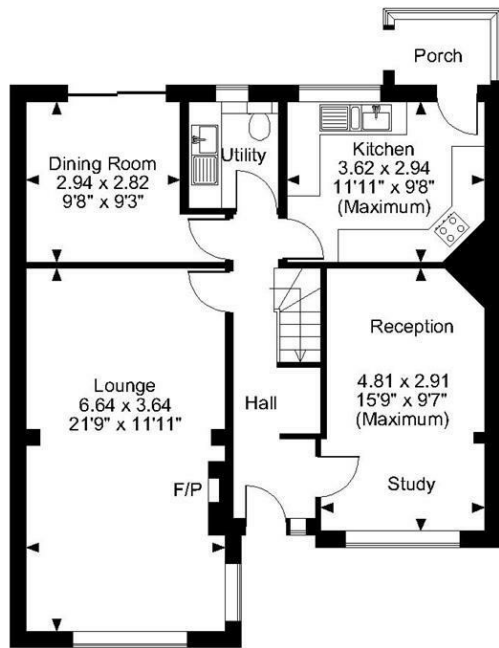
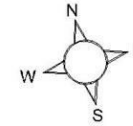
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Approximate Gross Internal Area

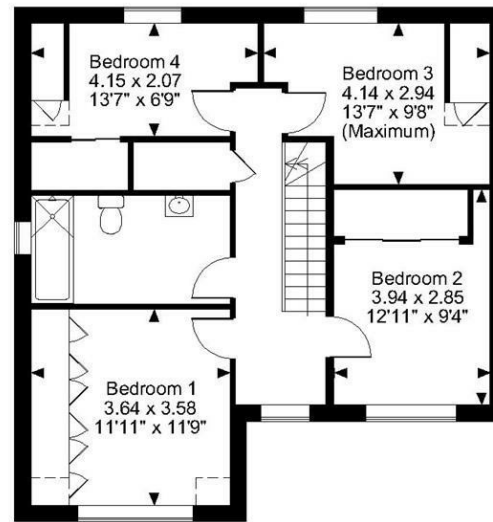
Main House = 1450 Sq Ft/135 Sq M

Garage = 302 Sq Ft/28 Sq M

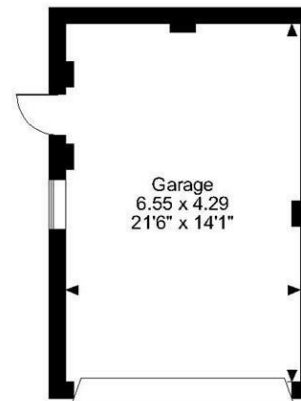
Total = 1752 Sq Ft/163 Sq M



Ground Floor



First 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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