



Church Street, Boughton Monchelsea, Kent, ME17 4HN
Offers In The Region Of £500,000



3/4 BEDROOM DETACHED HOUSE SITUATED ON A GENEROUS PLOT WITH PLANNING PERMISSION FOR THE ERECTION OF A TWO BEDROOM BUNGALOW - REF 23/503056/OUT

This excellent home offers an opportunity to renovate and has planning permission to build a two bedroom bungalow in the garden of the home if desired. As it stands, there are three bedrooms on the first floor with a family bathroom. The ground floor offers spacious accommodation with an entrance hall, dining room, lounge, lobby area with w/c and an additional side extension within which a small annexe could be created with two stores, an additional w/c and utility.

Outside, there is a large drive to the front and generous rear garden with planning permission to build a two bedroom bungalow REF 23/503056/OUT

The detached 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. Viewing is highly recommended. Contact Page and Wells Loose Office today



GROUND FLOOR

Entrance Hall 13'19 x 6'19 (3.96m x 1.83m)

Lounge 13'01 x 12'94 (3.99m x 3.66m)

Kitchen 12'91 x 9'09 (3.66m x 2.97m)

Dining Room 9'94 x 11'89 (2.74m x 3.35m)

Utility Room 16'23 x 11'85 (4.88m x 3.35m)

Cloakroom

Lobby

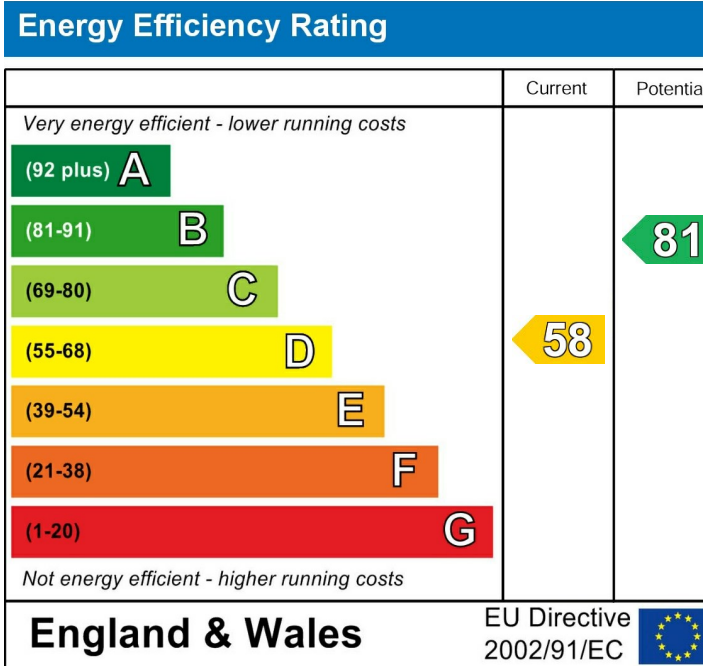
FIRST FLOOR

Bedroom 1 13'03 x 13'04 (4.04m x 4.06m)

Bedroom 2 11'95 x 13'07 (3.35m x 4.14m)

Bedroom 3 9'74 x 8'91 (2.74m x 2.44m)

Bathroom 6'70 x 6'60 (1.83m x 1.83m)



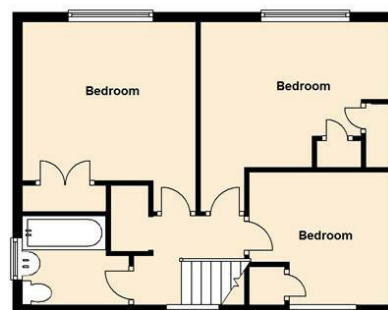
Ground Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 108.2 sq. metres (1164.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters.
Plan produced using The Mobile Agent.

