



Church Street, Boughton Monchelsea, Maidstone, Kent, ME17 4HN
Offers In Excess Of £750,000



*****NO FORWARD CHAIN***SUBSTANTIAL FOUR-BEDROOM EXTENDED HOME WITH OVER 2500 SQUARE FOOT OF LIVING SPACE AND A SOUTH WESTERLY FACING GARDEN**

Situated in the picturesque village of Boughton Monchelsea, this impressive four-bedroom home offers substantial living space, having been thoughtfully extended to accommodate modern family life. The charming village itself boasts a village shop, a popular eatery and convenient bus services to Maidstone town centre. For commuters, Staplehurst and Marden stations are both within a 10-minute drive, providing excellent links to London. The area is well-served by schools, including the highly regarded Boughton Monchelsea Primary School within walking distance, the oversubscribed Cornwallis Academy, as well as the sought-after Maidstone Grammar Schools. Inside, there is a spacious entrance hall leading to a downstairs cloakroom. The ground floor offers a well-proportioned sitting room, a stylish kitchen that flows seamlessly into the open plan dining area, and a large useful utility room. A garage provides additional practicality, while there is an additional reception room, ideal for home a gym, playroom or home office.

Upstairs, the main bedroom is exceptionally generous, featuring a walk-in wardrobe and a luxurious en-suite. Bedroom Two also features a walk in wardrobe and en-suite. The two remaining bedrooms are all large doubles, served by a modern family bathroom. Externally, the property benefits from a substantial driveway providing off-road parking for several vehicles. The private rear garden enjoys a desirable south to south westerly aspect, featuring an outdoor dining areas, lawn, and mature hedging, and electrical supply for a hot tub and sauna, creating an ideal space for outdoor relaxation and entertaining. Early viewing is highly recommended—contact Page and Wells today to arrange your viewing to avoid missing out.



GROUND FLOOR

Hallway

Lounge 25'4" x 13'0" (7.74 x 3.97)

Kitchen 21'11" x 7'11" (6.70 x 2.42)

Dining Room 16'0" x 13'8" (4.90 x 4.18)

Snug 12'10" x 12'3" (3.92 x 3.75)

Garage 12'11" x 12'10" (3.95 x 3.92)

Utility Room 13'8" x 5'4" (4.19 x 1.63)

FIRST FLOOR

Bedroom 1 21'9" x 11'7" (6.65 x 3.55)

En-suite

Bedroom 2 17'0" x 13'2" (5.19 x 4.03)

En-Suite

Bedroom 3 11'11" x 10'11" (3.64 x 3.35)

Bedroom 4 13'0" x 10'5" (3.98 x 3.18)

Family Bathroom

EXTERNAL

Shed 9'6" x 7'8" (2.90m x 2.35m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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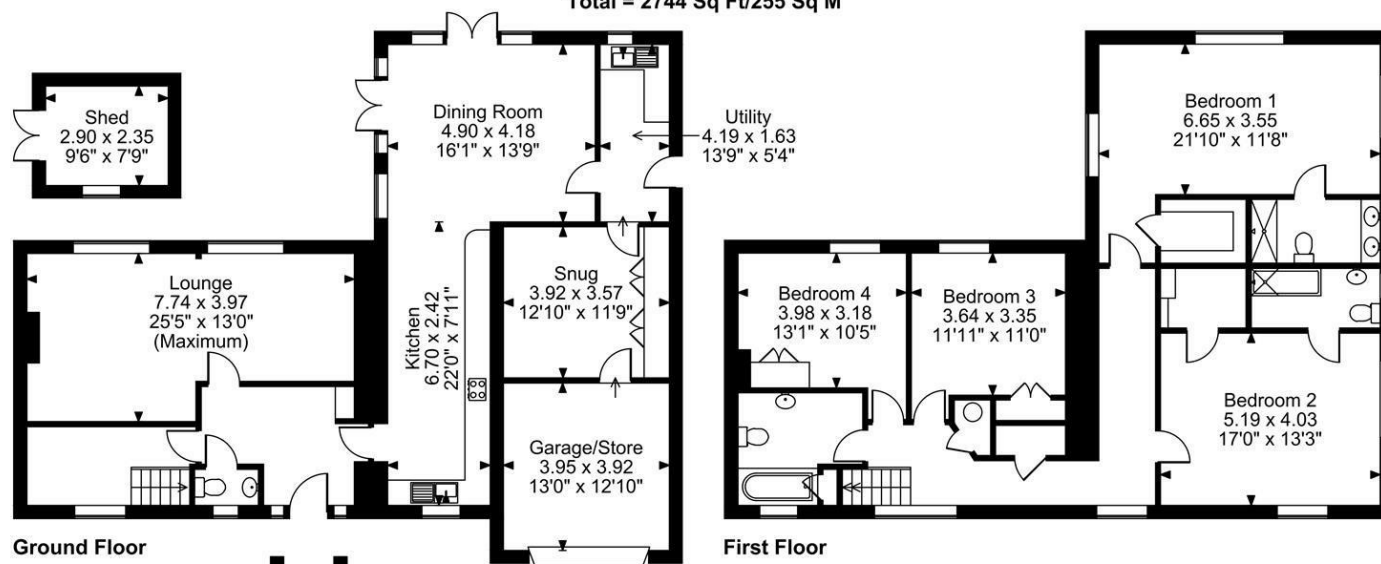
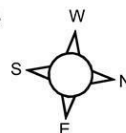
Approximate Gross Internal Area

Main House = 2504 Sq Ft/233 Sq M

Garage/Store = 167 Sq Ft/15 Sq M

Shed = 73 Sq Ft/7 Sq M

Total = 2744 Sq Ft/255 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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