



Cliff Hill, Boughton Monchelsea, Maidstone, Kent, ME17 4NQ
Guide Price £650,000

****GUIDE PRICE £650,000 to £700,000**FOUR BEDROOM DETACHED HOME WITH DOUBLE GARAGE, MATURE GARDEN AND SAUNA IN BOUGHTON MONCHELSEA**

Three Cliffs is a well-proportioned detached family home located in the highly regarded village of Boughton Monchelsea. The property offers generous and versatile accommodation, perfectly suited for modern family living. The ground floor features a welcoming entrance hall, a spacious lounge with plenty of natural light, a well-fitted kitchen/diner ideal for family meals and entertaining, and a cosy snug/office providing flexibility for home working or quiet relaxation. A useful utility with w.c and rear porch complete the ground floor.

Upstairs, the main bedroom benefits from its own ensuite with dual sinks, while three further double bedrooms are served by a family bathroom, making the layout both practical and comfortable for families of all sizes.

Outside, the home is set back from the road with a driveway with EV charger and double garage providing ample off-road parking. The garage itself offers excellent additional storage and potential use as a workshop or hobby space. The mature rear garden is a particular feature, thoughtfully planted and offering high degree of privacy. In addition to shed storage, the garden also boasts a fantastic sauna – a rare and unique feature, adding to the sense of lifestyle and relaxation on offer.

The village itself offers everyday amenities all within walking distance, including post office and shop, community café, award-winning farm shop and café, farmhouse store with florist, petrol station, primary and two secondary schools. Countryside walks and pubs are also close by. Maidstone town centre provides wider shopping, leisure and schooling, with grammar schools within easy reach. Rail services to London are available from Maidstone, Staplehurst and Marden. Viewing is highly recommended. Call Page and Wells Loose Office today and book your viewing to avoid missing out.



GROUND FLOOR

Porch 8'4 x 5'10 (2.54m x 1.78m)

Entrance Hall

Snug/Office 16'5 x 12'10 (5.00m x 3.91m)

Kitchen/Diner 21 x 10'4 (max) (6.40m x 3.15m (max))

Lounge 21'0 x 13'1 (6.40m x 3.99m)

Utility/ W.C

FIRST FLOOR

Landing

Bedroom 1 16'5 x 10'10 (5.00m x 3.30m)

Ensuite

Bedroom 2 10'6 x 9'9 (3.20m x 2.97m)

Bedroom 3 10'6 x 9'8 (3.20m x 2.95m)

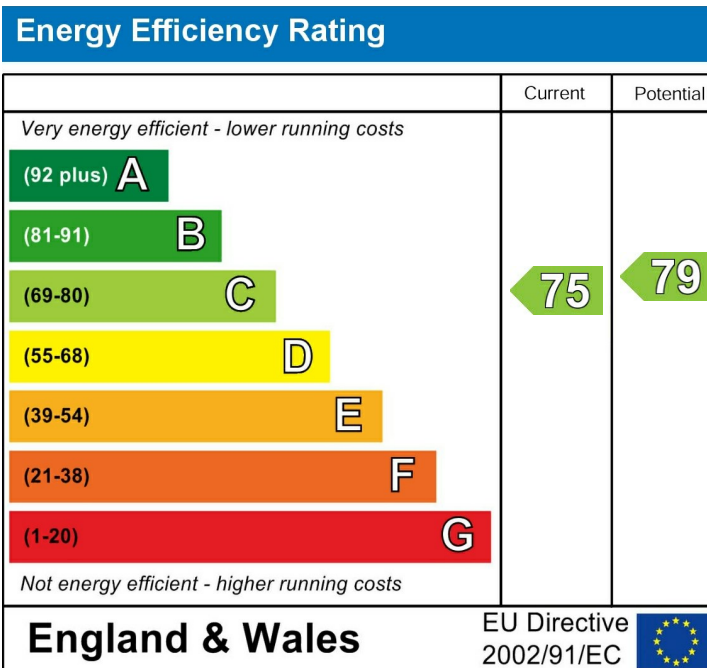
Bedroom 4 15'5 x 9'9 (4.70m x 2.97m)

EXTERNALLY

Double Garage 23'4 x 15'9 (7.11m x 4.80m)

Shed 11'9 x 7'9 (3.58m x 2.36m)

Sauna 8 x 7'9 (2.44m x 2.36m)



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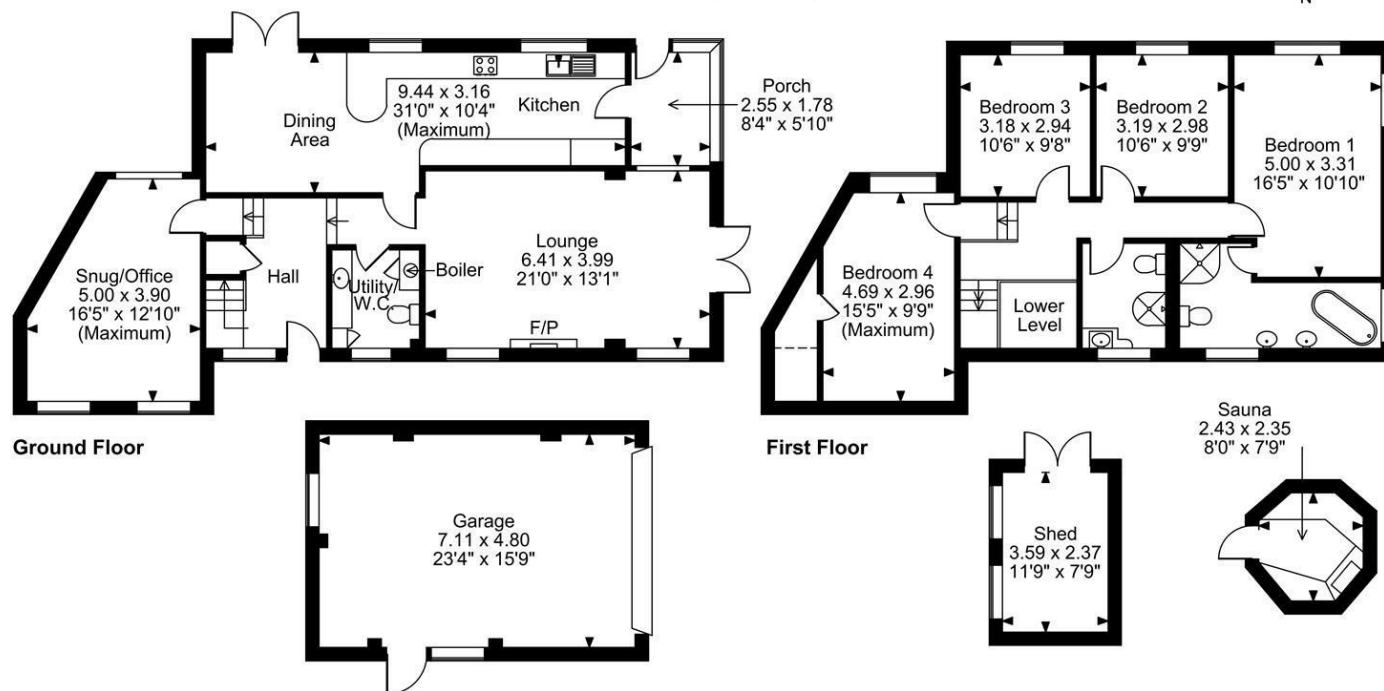
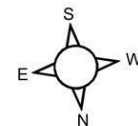
Approximate Gross Internal Area

Main House = 1792 Sq Ft/166 Sq M

Garage = 367 Sq Ft/34 Sq M

Shed/Sauna = 143 Sq Ft/13 Sq M

Total = 2302 Sq Ft/213 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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