



1 The Maltings Bottlescrew Hill, Boughton Monchelsea, Kent, ME17 4LY
Offers in excess of £650,000

A BEAUTIFULLY PRESENTED 5 BEDROOM CONVERTED MALTHOUSE WITH SPACIOUS AND ADAPTABLE ACCOMMODATION THROUGHOUT SET IN A QUIET POSITION IN THE POPULAR VILLAGE OF BOUGHTON MONCHELSEA

This charming home has been extremely well maintained by the current owner having undertaken lots of improvements and now offering a spacious home with adaptable accommodation throughout.

On offer there is an entrance hall, downstairs WC, study/bedroom 5, spacious kitchen/breakfast room, drawing room, dining room, games room, play room, utility room, master bedroom with en suite bathroom, 4 further double bedrooms, 2 family bathrooms. The property also benefits from gas fired central heating, burglar alarm and outside there is the benefit of a double sized car port, integral double garage and a paved and terraced garden to the rear

Boughton Monchelsea Village is an area famous for its historic ragstone quarries which were the source of building materials used in the construction of many notable buildings in London. Maidstone town centre lies about 4 miles to the north and for those wishing to commute Marden and Staplehurst main line stations lie about 10 minutes drive to the south

Viewing of this superb property is highly recommended so call Page and Wells on 01622 746273



On the Ground Floor

Entrance Hall

Door to front, tiled flooring, understairs storage cupboard, radiator, door to car port and garage, staircase to first floor

Downstairs WC

Comprising WC, wash hand basin, extractor fan, radiator

Playroom/Wine Cellar 14'6 x 9'9 (4.42m x 2.97m)

Tiled flooring, radiator, door to rear onto the garden

On the First Floor

Spacious Landing

Staircase to second floor, radiator,

Drawing Room 21 x 18'6 (6.40m x 5.64m)

Feature fireplace and attractive surround, 2 radiators, exposed beams, windows to front

Dining Room 16 x 14'6 (4.88m x 4.42m)

Windows to front, radiator, exposed central beam

Study/Bedroom 5 17'6 x 10'9 (5.33m x 3.28m)

Window to rear, exposed beams, radiator

Kitchen/Breakfast Room 26 x 14'9 (7.92m x 4.50m)

A fine range of fitted kitchen units with worksurfaces, inset sink with drainer and waste disposal unit below, built in double electric oven with space for microwave above, integrated electric hob with extractor hood above, built in dishwasher, window to side and rear, exposed central beam, space for American style fridge/freezer, radiator

Utility Room 7'3 x 6'6 (2.21m x 1.98m)

Space and plumbing for washing machine and tumble dryer, lagged hot water cylinder, worksurfaces

On the Second Floor

Galleried Landing

Radiator, staircase to third floor

Bedroom 3 18 x 17'9 (5.49m x 5.41m)

Original wood panelling to one wall, radiator, two windows to rear

Bedroom 4 19 x 13'9 (5.79m x 4.19m)

Exposed beams, radiator, window to rear

Games Room 37'6 x 15 (11.43m x 4.57m)

Down lighters, 2 radiators, 2 high level windows, exposed central beam

Family Bathroom

Comprising panelled bath with mixer taps, WC, wash hand basin, bidet, tiled shower cubicle with shower unit and glass screen, extractor fan, radiator, exposed beams, tiled walls

On the Third Floor

Landing

Master Bedroom 25'6 x 18'3 (7.77m x 5.56m)

2 radiators, window to rear, access to eaves storage, 2 double mirrored wardrobes with walk in dressing area 9 x 5, access to large boarded loft space, door to

En suite Bathroom 10'6 x 9'3 (3.20m x 2.82m)

Comprising corner bath with mixer taps and shower attachment, tiled shower cubicle, wash hand basin, WC, radiator, extractor fan

Bedroom 2 20'3 x 11'6 (6.17m x 3.51m)

2 Radiators, exposed beams, windows to rear, door to large eaves storage area with window

En Suite 9 x 6 (2.74m x 1.83m)

Comprising corner bath with mixer taps and shower attachment, wash hand basin, WC, radiator, exposed beams, extractor fan

Externally

Integral Double Car Port 19'9 x 8'9 (6.02m x 2.67m)

Built in meter cupboard, lighting leading to

Integral Double Garage 19'9 x 17 (6.02m x 5.18m)

Two double doors to front, light and power points, 2 wall mounted gas boilers serving hot water and heating, window to rear

Rear Garden

To the rear of the property, there is a small terraced and paved garden, on several levels enjoying lighting

Viewing

Contact the Loose Office on 01622 746273

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