



Lambert & Foster



WHITE COTTAGE

GREEN LANE, BOUGHTON MONCHELSEA, KENT, ME17 4LF

FIRST TIME ON THE MARKET IN 50 YEARS - An attached, by the corner only, Grade II Listed village residence, providing well proportioned accommodation with a wealth of period features, offering scope for sympathetic updating, including five bedrooms and four reception rooms, complemented by a front lawned and rear courtyard style garden and ample parking, all occupying a convenient village location.

GUIDE PRICE £775,000

FREEHOLD



WHITE COTTAGE

GREEN LANE, BOUGHTON MONCHELSEA, KENT, ME17 4LF

White Cottage is a pretty, attached by the corner only, Grade II Listed village residence presenting predominantly white weatherboarded elevations with some Kentish ragstone and rendering, set with predominantly double glazed sealed unit, timber casement windows beneath a pitched and hipped tile roof with catslide to rear. The character accommodation retains many features indicative of the period including exposed beams, studwork, fireplaces including inglenook and cottage doors. Scope now exists for sympathetic updating. Features includes the drawing room with impressive open inglenook fireplace with some Kentish ragstone and an aspect to front. The dining room has a feature brick open fireplace, a useful built in cupboard and an aspect front. The sitting room with a brick fireplace, housing wood burning stove, also with an aspect to front. A useful study with a part vaulted ceiling has fitted book shelving and an aspect to rear. The vaulted kitchen/breakfast room has a brick inglenook style fireplace housing a mains gas fired Aga providing immediate heat and cooking facility. An integral single garage is currently being used as a laundry and utility room, with space and plumbing for a washing machine, spaces and electric points for upright fridge/freezers. A set of double doors to the front remain. The first floor landing is accessed via two separate staircases, accessing four bedrooms (three double rooms and one single room) bedroom one as a pretty cast on fireplace, a walk-in dressing room, both with aspects to front. Bedroom two has an inglenook style fireplace, fitted wardrobes and an aspect to front. A shower room is fitted with a white suite including a walk in shower and a dormer window overlooking the rear. Attic Bedroom five, is arranged over the second floor and is set beneath eaves.

- Total Floor area approximately 3032 sq ft/281.6 sq m
- Drawing room with inglenook fireplace
- Sitting room, dining room and study
- Kitchen/breakfast room with vaulted ceiling and Aga
- Five bedrooms arranged over the first and second floors
- Drive and parking



SITUATION

White Cottage occupies a convenient village location, a level walk of the simple village amenities including the village green, primary school, village hall, recreation ground, pub, post office and a community arts centre which is situated at Marlpit Farm. Boughton Monchelsea Place is situated in a private deer park and remains a private dwelling although it is occasionally opened for commercial use as a venue for weddings and business conferences. The Cock Inn, dating back to 1568, is situated at the junction of Heath Road and Brishing Lane. The County Town of Maidstone provides a comprehensive range of amenities, professional services and both state and grammar schools. A mainline station at Staplehurst village provides fast and frequent services to London, Charing Cross. Ready access to the M20, junction 9, is at Leeds Castle approximately 5.5 miles.

DIRECTIONS

Using app what3words: axed.soil.sudden

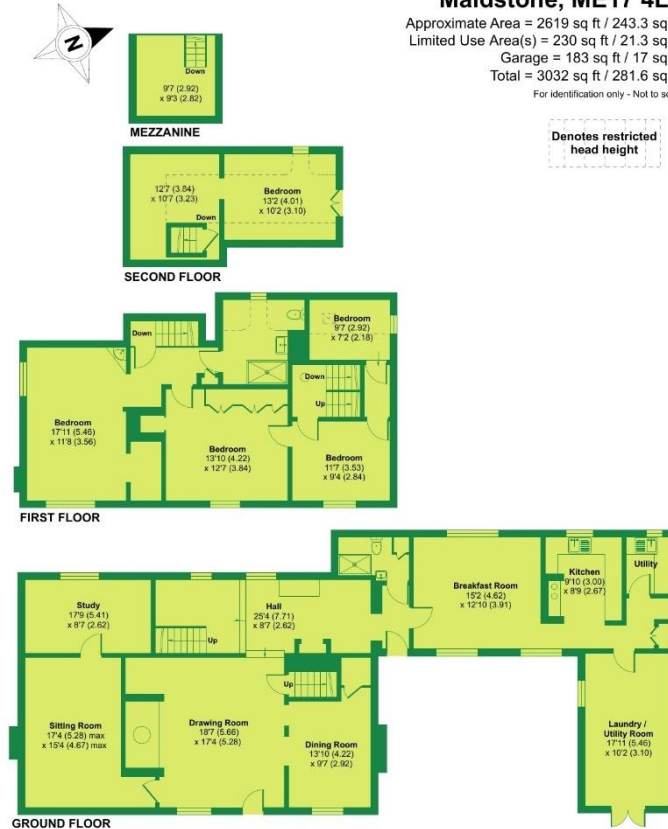
GARDENS & GROUNDS

Outside, to front, a five bar wooden gate opens onto a driveway with areas of lawn to either side, leading up to ample parking. Trees include silver birch and holly. A block paved open courtyard with pergola and establish wisteria is also set to the front, the whole being well fenced. The rear established courtyard style garden is L-shaped, west facing and includes a Bay and Holly tree, split level paved sun terrace and a lean to greenhouse.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

**White Cottage, Green Lane, Boughton Monchelsea,
Maidstone, ME17 4LF**

Approximate Area = 2619 sq ft / 243.3 sq m
 Limited Use Area(s) = 230 sq ft / 21.3 sq m
 Garage = 183 sq ft / 17 sq m
 Total = 3032 sq ft / 281.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rinchecom 2024. Produced for Lambert and Foster Ltd. REF: 1163398

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

LOCAL AUTHORITY: Maidstone.gov.uk

TENURE: Freehold

COUNCIL TAX: Band G **EPC:** N/A

SERVICES & UTILITIES:

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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 Helix House, High Street
 Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
 Hillhurst Farm, Stone St,
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