



Lambert & Foster



2 QUARRY COTTAGES

BOTTLESCREW HILL | BOUGHTON MONCHELSEA | KENT | ME17 4LY

A timber framed semi detached cottage for renovation, providing three bedroom accommodation complemented by a garden and off road parking, all occupying a favoured location within The Quarries conservation area on the edge of the village.

Guide Price £290,000

FREEHOLD



2 QUARRY COTTAGES

BOTTLESCREW HILL, BOUGHTON MONCHELSEA, KENT, ME17 4LY

2 Quarry Cottages is an older style, timber framed semi-detached cottage presenting rendered/plastered elevations with exposed timbers set with a mix of UPVC and timber framed single glazed windows, beneath a shallow pitched slate tile roof. The accommodation is arranged over two floors and now requires comprehensive renovation. Arranged over the ground floor is a sitting room and a separate kitchen/dining room simply fitted with base and eye level units. A ground floor bathroom is fitted with a white dated suite. A lean to conservatory runs along the front elevation. Arranged over the first floor are three bedrooms incorporating two double rooms and one single room. The access to bedroom one is width restricted.

Outside, an open access onto parking for approximately two cars. The garden runs out predominantly to the side, laid to lawn. A natural stone wall rises steeply to the rear of the cottage.

Agents Note: The cottage is currently tenanted under an Assured Shorthold Tenancy. A copy of the tenancy agreement is available for inspection.



- A Semi detached cottage for renovation
- Sitting room
- Kitchen/dining room
- Ground floor bathroom
- First floor landing

- Three first floor bedrooms
- Garden
- Parking for approximately two cars
- Gas fired central heating
- Conservation area

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

WHAT3WORDS: pigs.organs.after

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band D **EPC:** E (52)

BROADBAND & MOBILE COVERAGE:

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

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

2 Quarry Cottage, Bottlescrew Hill, Boughton Monchelsea, Maidstone, ME17 4LY

Approximate Area = 998 sq ft / 92.7 sq m

Outbuilding = 159 sq ft / 14.8 sq m

Total = 1157 sq ft / 107.5 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). © nrichecom 2024. Produced for Lambert and Foster Ltd. REF: 1193650

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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR OVER 120 YEARS



Lambert & Foster