



Lambert & Foster



2 QUARRY COTTAGES

BOTTLESCREW HILL | BOUGHTON MONCHELSEA | KENT | ME17 4LY

A 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 £281,500

FREEHOLD



2 QUARRY COTTAGES

BOTTLESCREW HILL, BOUGHTON MONCHELSEA, KENT, ME17 4LY

2 Quarry Cottages is an older style, 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 some 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.



- 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

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