



# Lambert & Foster



## 48 THE QUARRIES

BOUGHTON MONCHELSEA | MAIDSTONE | KENT | ME17 4NJ

*A terraced cottage in need of complete renovation, providing two bedroom accommodation complemented by a courtyard and a detached rear garden, all occupying a favored location within The Quarries conservation area on the edge of Boughton Monchelsea village. No onward chain.*

Guide Price £200,000

FREEHOLD



## 48 THE QUARRIES

BOUGHTON MONCHelsea, MAIDSTONE, KENT, ME17 4NJ

48 The Quarries is a terraced cottage with origins dating back to circa 1879, presenting brick and stone elevations beneath a pitched roof.

The accommodation is arranged over two floors and now requires a comprehensive renovation. Arranged over the ground floor is a sitting/dining room with feature fireplace, leading to a kitchen, lean to conservatory and family bathroom. Arranged over the first floor are two bedrooms incorporating a double room to the front and single room to the rear.

Outside, there is a courtyard garden laid to patio with steps down onto the shared resident's pathway which leads you to your own private detached garden and storage outbuilding.

Agents Note: Due to the current condition of this property, we ask that you check with your financial advisor to see if lending (high street mortgage) is a viable option. Please also note that respective houses (no.8, no.48, no.52 and no.54) are all currently being marketed for sale with the seller's agent.



- A Terraced cottage for complete renovation
- Sitting/dining room
- Kitchen
- Lean to conservatory
- Ground floor bathroom
- Two first floor bedrooms
- Courtyard and private detached garden
- Gas fired central heating
- Conservation area
- No onward chain

**VIEWING:** By appointment only.

**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** wider.blank.only

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**COUNCIL TAX:** Band C **EPC:** D (60)

**BROADBAND & MOBILE COVERAGE:**

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

## FLOORPLANS

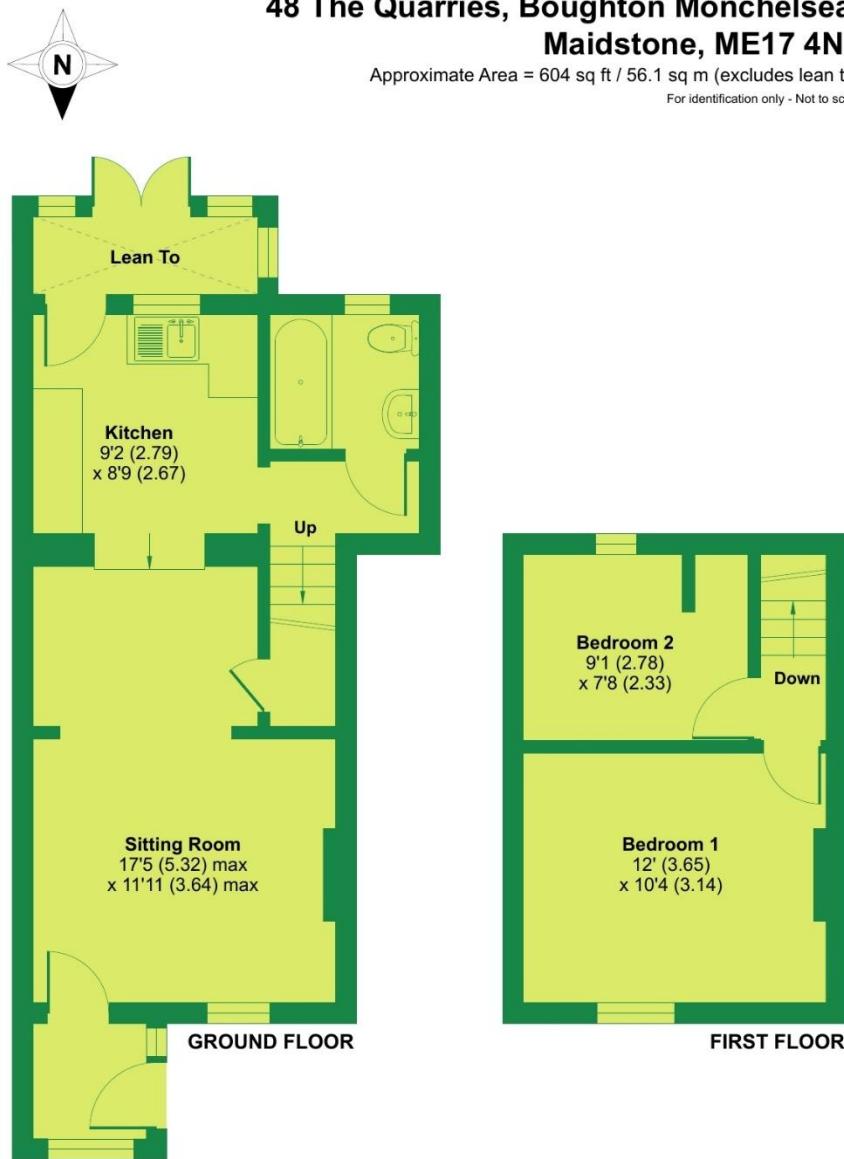
[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

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

### 48 The Quarries, Boughton Monchelsea, Maidstone, ME17 4NJ

Approximate Area = 604 sq ft / 56.1 sq m (excludes lean to)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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**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

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