



# Lambert & Foster



## BERESFORD COTTAGE

8 THE QUARRIES | BOUGHTON MONCHELSEA | KENT | ME17 4NJ

*A detached timber framed period cottage for complete renovation or potential replacement, subject to obtaining all relevant consents, currently providing three bedroom and three reception room accommodation, complemented by a garden, all occupying a favoured location within The Quarries conservation area on the edge of the village. No onward chain.*

Guide Price £339,500

FREEHOLD





## BERESFORD COTTAGE

8 THE QUARRIES, BOUGHTON MONCHELSEA, KENT, ME17 4NJ

Beresford cottage is a detached period cottage now requiring comprehensive renovation or presenting an opportunity for a replacement dwelling subject to obtaining all relevant consents. The property presents rendered elevations, with some ragstone, with exposed timbers, set with single glazed casement windows, beneath a pitched tiled roof with catslide to rear. The accommodation is arranged over two floors with exposed beams and timbers and is briefly described as follows; sitting room with brickette fireplace, dining room with brickette fireplace, living room with fireplace, cloaks/shower room, simply fitted kitchen, UPVC conservatory, first floor landing three bedrooms.

Outside, a wooden picket gate and pathway lead to the garden running to the front side and rear laid to rough lawn.

Agents Note: Beresford Cottage is subject to an Order from Maidstone Borough Council which requires resolving problems in the property (e.g. fixing the gas fired central heating boiler) to enable human habitation. A copy of the order is available for inspection.





- A detached cottage for complete renovation/replacement dwelling subject to PP
- Sitting room with fireplace
- Dining room with fireplace
- Living room with fireplace
- Kitchen and cloaks shower room

- First floor landing
- Three bedrooms
- Garden
- The Quarries Conservation Area
- No onward chain

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

**WHAT3WORDS:** Sheep.soccer.takes

**TENURE:** Freehold

#### **SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Currently unable to confirm

**Heating:** Currently unable to confirm

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

**COUNCIL TAX:** TBC **EPC:** N/A

#### **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.

## 8 The Quarries, Boughton Monchelsea, Maidstone, ME17 4NH

Approximate Area = 1405 sq ft / 130.5 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). © nchecom 2024. Produced for Lambert and Foster Ltd. REF: 1202864

**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



arla | propertymark naea | propertymark



**Lambert  
& Foster**