



125

— YEARS OF —

**Lambert
& Foster**



BERESFORD FARM
THE QUARRIES, BOUGHTON MONCHELSEA, KENT, ME17 4NH



**Lambert
& Foster**

MAIDSTONE 2.5 MILES | STAPLEHURST MLS 7 MILES | M20 JCT 8 LEEDS CASTLE 6 MILES

BERESFORD FARM, BOUGHTON MONCHELSEA, KENT, ME17 4NH

A modern, detached house, providing very well proportioned four bedroom, three reception room family accommodation, complemented by a detached double garage with office/studio above, ample parking, garden and grounds, in total extending to approximately 0.9 of an acre, (the garden and land in need of improvement) all occupying a favoured location within The Quarries conservation area, situated on the edge of Boughton Monchelsea village. No onward chain.

GUIDE PRICE £765,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; shark.grows.simple



DESCRIPTION

Beresford farmhouse is a detached modern house representing mixed elevations of render and stone set with hardwood sealed unit double glazed windows beneath a pitched tiled roof. The well proportioned accommodation is arranged over three floors with a good use of hardwood joinery throughout and flooring to the ground floor. From the entrance hall access to the sitting room with brick open fireplace, folding doors though to the double aspect dining room. A conservatory with dwarf brick wall, timber frame and sloping glazed roof, overlooks the rear of the plot. The kitchen/breakfast room is comprehensively fitted with hardwood units, glazed fronted display cabinets, butler sink, granite worktops, tiled floor, triple aspect with double doors to outside and access to the utility room.

Arranged over the first and second floors are four bedrooms all with en suite facilities including a main bedroom with fitted wardrobes, aspect of front. A separate family bathroom with white suite includes a Jacuzzi bath and a separate shower. Second floor bedroom and bathroom are set partially beneath eaves.





GARDENS & GROUNDS

Outside, double wooden five bar gates open onto a drive leading up and around to ample unmade parking. A brick retaining wall runs in close proximity the house, predominantly to two sides, bordering a paved patio. A detached double garage of block and stone construction with up and over door has a useful office studio above.

Additional outbuildings include timber sheds and former pigsty. The garden and grounds in total extend to 0.9 of an acre laid to rough grass with former pig Stys in dilapidated state of repair. The whole is partially fenced and hedged.



FLOORPLANS

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

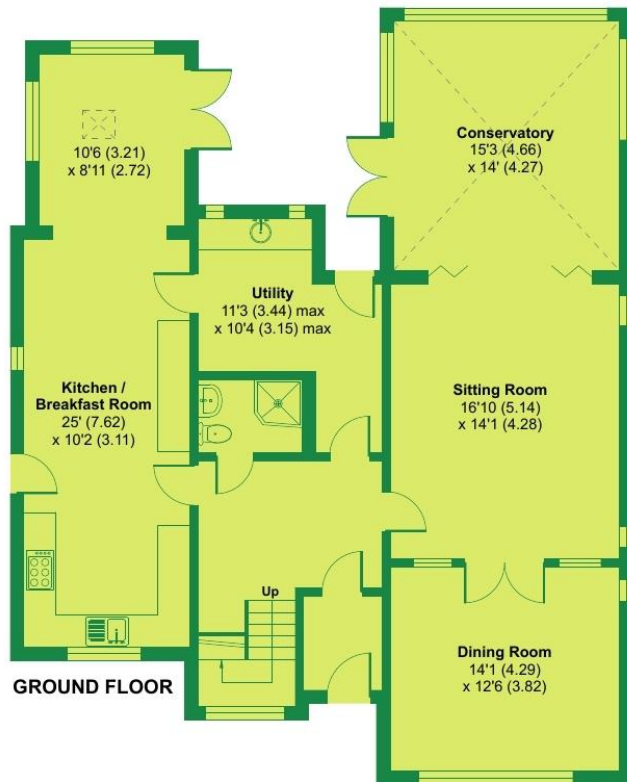
Beresford Farm, The Quarries Boughton Monchelsea, ME17 4NH

Approximate Area = 2689 sq ft / 249.8 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 2697 sq ft / 250.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lambert and Foster Ltd. REF: 1241782



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

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: To be confirmed

Heating: Mains Gas

BROADBAND & MOBILE COVERAGE:

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

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band G **EPC:** B (82)

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