



Price
£315,000

Freehold

3x  1x  1x 

**Church Street, Boughton
Monchelsea, Maidstone,
Kent, ME17**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Charming character cottage in a popular village location
- Spacious accommodation spread over 3 floors
- Exceptionally large rear garden, ideal for the summer months
- Parking to the front and a shared driveway with a detached garage
- Located in the heart of Boughton Monchelsea village, walking distance to sought after schools, Post Office/shop, playing field, village hall and bus stop

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 11'1 x 11'0 (3.38m x 3.36m)
 Kitchen: 12'1 x 9'0 (3.69m x 2.75m)
 Dining Area: 11'1 x 9'0 (3.38m x 2.75m)

FIRST FLOOR

Landing
 Bedroom 1: 11'0 x 10'1 up to fitted wardrobes (3.36m x 3.08m)
 Bedroom 2: 9'0 x 6'1 (2.75m x 1.86m)
 Bathroom: 9'0 x 6'1 (2.75m x 1.86m)

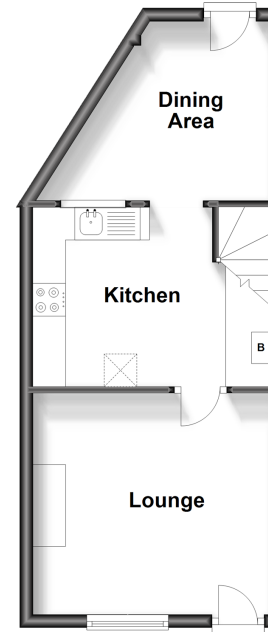
SECOND FLOOR

Bedroom 3: 14'0 x 12'0 (4.27m x 3.66m)

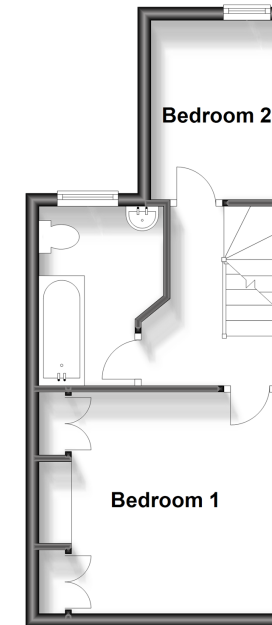
OUTSIDE

Garage and Shared Driveway
 Front and Rear Gardens
 Off Road Parking

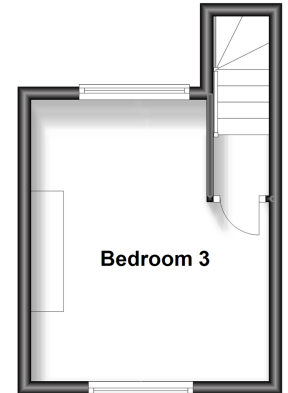
Ground Floor
 Approx. 30.6 sq. metres (329.2 sq. feet)



First Floor
 Approx. 28.2 sq. metres (303.8 sq. feet)



Second Floor
 Approx. 16.8 sq. metres (180.8 sq. feet)



Call Loose - 01622 744067 ■ wardsof Kent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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