



46, The Quarries, Boughton Monchelsea, Maidstone, ME17 4NJ  
£385,000

## About this property.....

Take a look at this recently REFURBISHED 3-bedroom end-of-terrace period cottage, nestled within the coveted CONSERVATION AREA of The Quarries in Boughton Monchelsea.

As you step inside, through the useful entrance porch, you'll be greeted by a cosy sitting room with a traditional fireplace, beckoning you to unwind and enjoy the warmth of a crackling fire.

Entertain with ease in the spacious kitchen-dining room, where culinary creations come to life and memories are shared around the dining table. A study offers a tranquil space for work overlooking the garden.

Step outside into your own private oasis. The south-facing garden bathes in sunlight, with a raised patio area at the rear, perfect for al fresco dining and soaking up the sun's rays. Beyond, discover an additional garden, adorned with lawned area and ample space for a shed, providing endless possibilities for gardening enthusiasts and hobbyists alike.

Parking is a breeze with a convenient driveway to the side of the property, offering space for one car, ensuring your daily routine is hassle-free.

This period cottage embodies the essence of a bygone era while seamlessly integrating modern amenities for contemporary living.

## Situation.....

Boughton Monchelsea, nestled on the southern outskirts of Maidstone, offers the perfect blend of urban connectivity and rural tranquility. This expansive village boasts an idyllic countryside ambiance while maintaining convenient access to the bustling town center.

Exploration enthusiasts and dog lovers will appreciate the abundance of picturesque public footpaths that crisscross the rustic landscape, including the renowned Greensand Way—a favoured route for avid hikers and four-legged companions alike.

In the immediate vicinity, residents can indulge in leisurely strolls through the splendid gardens of Boughton Monchelsea Place (open during the summer season) or pay a visit to the charming Buttercups Goat Sanctuary.

The historic Cock Inn is under a mile away and has been a cherished establishment, serving exquisite food and libations to villagers since its establishment in 1568.

Families with children will find the village exceptionally accommodating, with both a Primary School and Secondary School earning 'Good' ratings in their respective 2018 and 2017 Ofsted inspections. Additionally, Sutton Valence, the neighbouring village, is home to one of the country's top-tier Private Schools, further enhancing the educational opportunities in this charming locale.











## Useful Information...

Currently tenanted at £1450pcm on periodic tenant but can be sold with vacant possession  
Council Tax Band D  
Far rear garden is in a high flood risk area but hasn't flooded in current or previous ownership  
Extensively refurbished in 2023 to include new windows, replastering, new kitchen and bathroom, flooring, partial rewiring, garden clearing and landscaping.  
The property is owned by the wife of the Managing Director

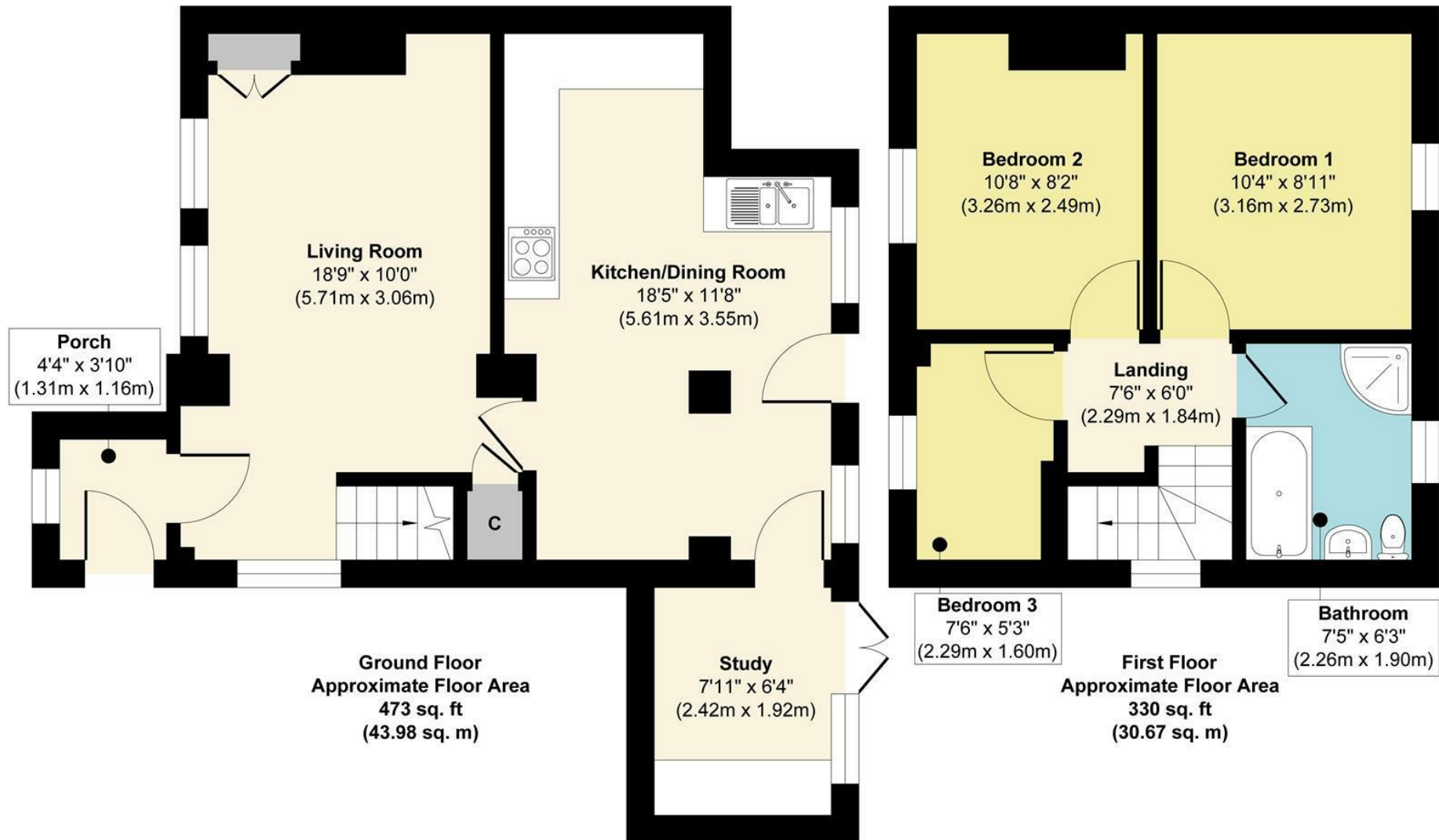






46, The Quarries, Boughton Monchelsea, Maidstone, ME17 4NJ

The Quarries, Boughton Monchelsea



Approx. Gross Internal Floor Area 803 sq. ft / 74.65 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



