



Haste Hill Road, Boughton Monchelsea, Maidstone, ME17 4LN
Price £450,000



FOUR BEDROOM DETACHED FAMILY HOME WITH SOUTH FACING GARDEN IN A SOUGHT AFTER SEMI RURAL POSITION WITHIN WALKING DISTANCE OF BOUGHTON MONCHESLEA PRIMARY AND CORNWALLIS ACADEMY SECONDARY SCHOOL

Situated along the ever-popular Haste Hill Road in Boughton Monchelsea, this well-proportioned four bedroom detached home offers spacious and versatile accommodation ideal for family living. Occupying an attractive position within this desirable semi-rural village, the property combines generous internal space with excellent access to countryside walks and local village amenities.

The ground floor comprises an entrance hall leading through to a substantial dual aspect sitting room measuring over 22ft in length, creating an excellent entertaining and family space filled with natural light. There is also a separate dining room alongside a fitted kitchen, whilst the integral garage offers further practicality and potential for conversion subject to the necessary permissions. A cloakroom completes the ground floor accommodation.

To the first floor, the property offers four well-proportioned bedrooms, including a particularly spacious principal bedroom with access onto a private balcony enjoying elevated views over the surrounding area and a family bathroom.


Outside, the property benefits from off road parking, an integral garage and a beautifully positioned south facing rear garden, ideal for enjoying the sunshine throughout the day and excellent for outdoor entertaining. The home also benefits from solar panels, helping to improve energy efficiency and reduce running costs.

Boughton Monchelsea remains one of the area's most sought after villages, favoured for its semi-rural charm, surrounding countryside and convenient access into Maidstone, mainline stations and reputable local schooling.

Viewing is highly recommended. Call Page and Wells Loose Office today and book your viewing to avoid missing out.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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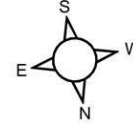
Approximate Gross Internal Area

Main House = 1425 Sq Ft/132 Sq M

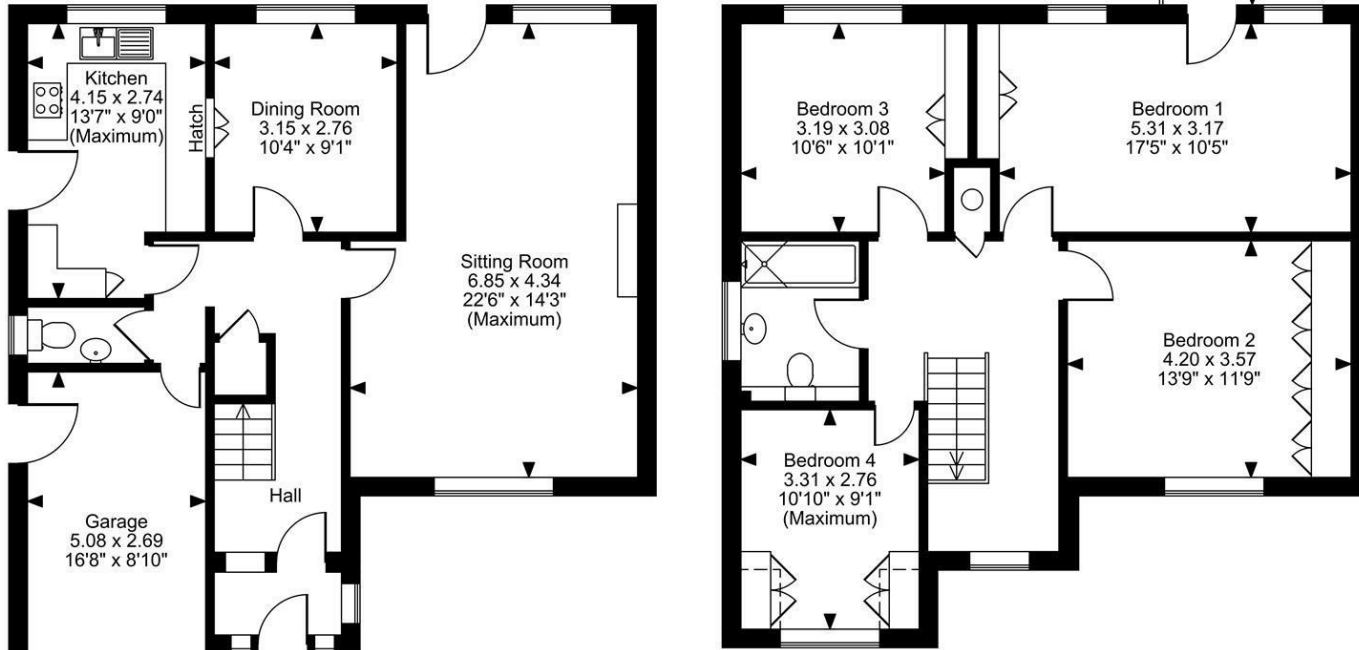
Garage = 147 Sq Ft/14 Sq M

Balcony external area = 27 Sq Ft/2 Sq M

Total = 1572 Sq Ft/146 Sq M



Balcony
3.07 x 0.81
10'1" x 2'8"



First Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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