



Lambert & Foster



32 THE QUARRIES

BOUGHTON MONCHELSEA | MAIDSTONE | KENT | ME17 4NJ

A substantial, 2346 sq ft detached family home, providing well proportioned four bedroom, four reception room accommodation with open plan kitchen/dining room, complemented by a self contained, two storey, one bedroom annexe, double car port, ample parking and garden, all occupying a favoured location within The Quarries conservation area, situated on the edge of Boughton Monchelsea village.

Guide Price £685,000

FREEHOLD





32 THE QUARRIES

BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4NJ

32 The Quarries is a detached house representing mixed elevations of render and stone beneath a pitched tiled roof with dormers. The well proportioned and presented accommodation is arranged over two floors and comprises; entrance hall, cloakroom, family room, play room, study room, 21'11 double aspect sitting room with feature log burning stove, utility room and open plan kitchen/dining room with feature island and bi-folding doors.

To the first floor; triple aspect principal bedroom with en suite bathroom, a further three good sized bedrooms (bedroom two with storage cupboard) and a family four-piece bathroom.

In addition to the main living accommodation, is a self contained, two storey, one bedroom annexe which comprises of; open plan kitchen/sitting room, to the first floor, double bedroom and en suite shower room. This would be ideal for an elderly relative or second income.

Outside, there is off road parking for multiple vehicles and double car port with log store. The rear garden compliments the accommodation well, and is mainly laid to lawn with raised patio and decked areas to enjoy with gazebo and hot tub. The large garden also benefits from a timber workshop with power. The whole plot measures approximately 0.19 of an acre.

Located in the ever popular Quarries, which dates from Roman times with their legacy being this very exclusive residential area /conservation area. Idyllically situated within a peaceful Kentish setting just to the south of Maidstone. The village and surrounding area is well served with amenities to include highly regarded schooling options, shops and many local country pubs/ restaurants, as well as a more comprehensive range of options in near by Maidstone.



- Detached 2346 Sq ft family home
- Four/five bedrooms (Main with en suite)
- 21'11 Sitting room with log burner
- Open plan kitchen/diner with bi-fold doors
- Family room, play room and study

- Utility and cloakroom
- Additional two storey, one bedroom annexe
- Sizeable rear garden with workshop
- Off road parking and double car port
- Popular conservation area

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

WHAT3WORDS: frame.dusty.glory

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band E **EPC:** D (64)

FLOOD & EROSION RISK:

Rivers and the sea: Very Low **Surface Water:** High

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

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.

Denotes restricted
head height



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

Approximate Area = 1944 sq ft / 180.6 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Annexe = 393 sq ft / 36.5 sq m

Total = 2346 sq ft / 217.9 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). © nldhecom 2026. Produced for Lambert & Foster Ltd. REF: 1399655

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