



**Heath Road, Boughton Monchelsea, Maidstone, Kent, ME17 4JD**  
**Offers In Excess Of £875,000**





BEAUTIFUL AND SUBSTANTIAL HISTORIC HOME SITUATED ON APPROXIMATELY 0.79 ACRE PLOT.

This charming and substantial Grade II listed period farmhouse is steeped in local history, believed to date back to the 15th century, offering a rare opportunity to acquire a piece of Kentish heritage. The property has been carefully maintained and sympathetically improved over the years, retaining many character features including exposed beams and inglenook fireplaces. Set back from the road within generous mature grounds, the house enjoys a semi-rural setting with views across open countryside, yet remains within easy reach of Maidstone town centre and transport links.

The accommodation includes four generous bedrooms with a dressing room and en-suite to the main, a family bathroom on the first floor and a shower room on the ground floor, a modern kitchen/breakfast room, large lounge, sitting room, separate dining room, and a useful utility/boot room. Outside, there's a double garage, driveway parking, and gardens leading into open garden fields.

Boughton Monchelsea is a highly sought-after village, renowned for its historic architecture, strong community spirit, and access to scenic countryside walks, including Loose Valley Conservation Area and Boughton Monchelsea Place. The village offers a good range of amenities and pubs, while being a short distance from Maidstone Town centre for a wide range of retail and leisure facilities. For families, the area is well served by excellent local schools including Maidstone Grammar Schools and Sutton Valence School, one of the region's most respected independent schools.



## **GROUND FLOOR**

**Entrance Hall 7'8" x 6'1" (2.36m x 1.86m)**

**Living Room 19'6" x 14'7" (5.95m x 4.45m)**

**Sitting Room 19'6" x 11'11" (5.95m x 3.65m)**

**Dining Room 19'6" x 10'3" (5.95m x 3.14m)**

**Kitchen 14'8" x 11'8" (4.49m x 3.58m)**

**Breakfast Area 9'3" x 8'7" (2.83m x 2.64m)**

**Utility Room 11'5" x 10'3" (3.48m x 3.14m)**

**Shower Room**

## **FIRST FLOOR**

**Bedroom 1 19'6" x 10'6" (5.95m x 3.22m)**

**En-Suite**

**Bedroom 2/Office 29'0" x 11'5" (8.84m x 3.48m)**

**Bedroom 3 14'5" x 9'10" (4.41m x 3.01m)**

**Bedroom 4 14'5" x 9'3" (4.41m x 2.84m)**

**Family Bathroom**

## **EXTERNALLY**

**Double Garage 19'6" x 19'3" (5.96m x 5.89m)**

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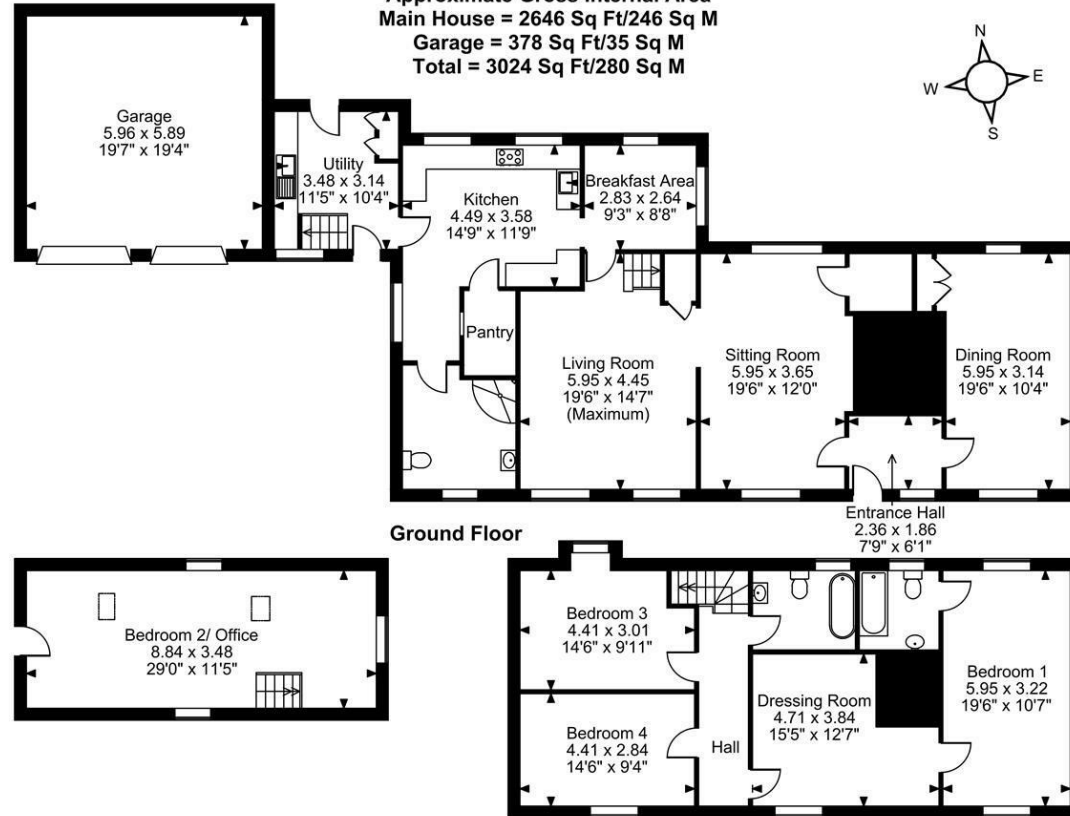
**Martins Farm House, Heath Road, Boughton Monchelsea, Maidstone, Kent**

**Approximate Gross Internal Area**

**Main House = 2646 Sq Ft/246 Sq M**

**Garage = 378 Sq Ft/35 Sq M**

**Total = 3024 Sq Ft/280 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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