



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)

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

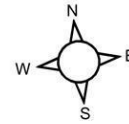
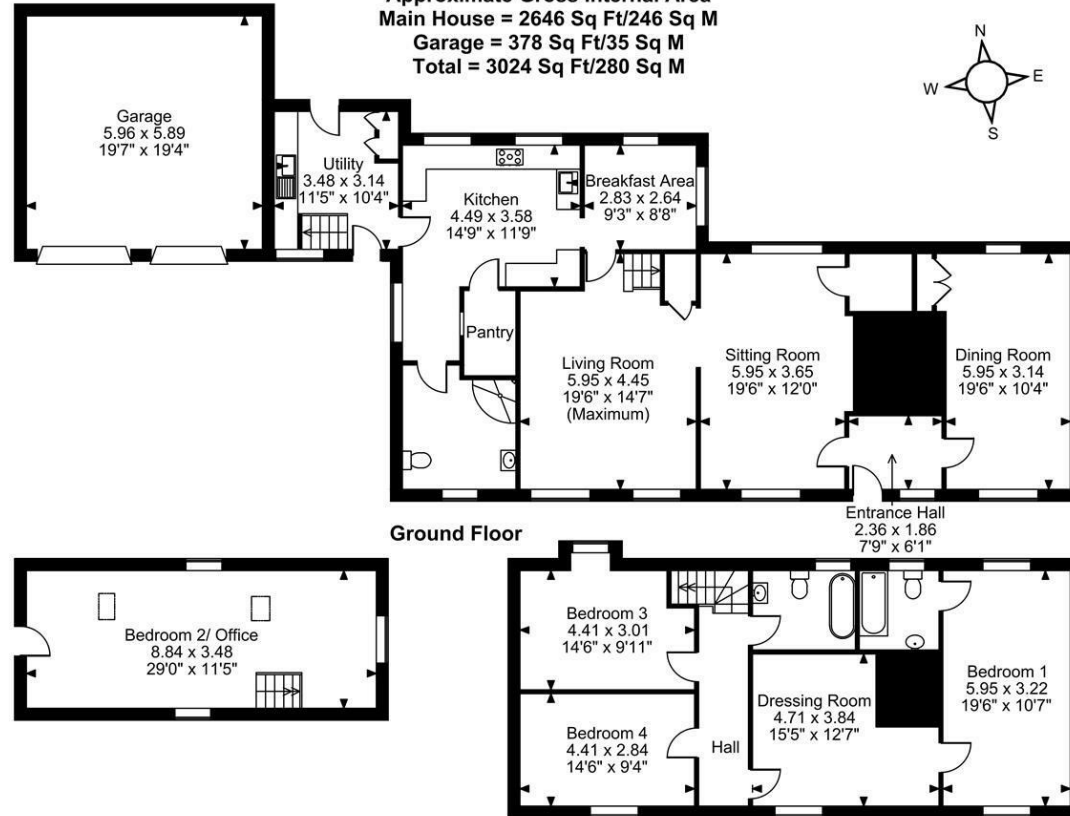
Martins Farm House, Heath Road, Boughton Monchelsea, Maidstone, Kent

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.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8655666/TOW

