



28 Church Street
Boughton Monchelsea, Maidstone
ME17 4HW
Guide Price £425,000 to £450,000

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Description

Dating back to the 1850s, this charming former farmer's cottage has been thoughtfully extended and completely transformed by the current owners, creating a beautifully presented family home where period character meets contemporary living.

The accommodation has been carefully designed with modern family life in mind and comprises a welcoming entrance hallway, characterful lounge and cloakroom, together with a stunning open-plan kitchen, dining and family room forming the heart of the home. Bi-folding doors open directly onto the west-facing rear garden, creating a wonderful connection between the indoor and outdoor spaces and making this an ideal home for both family life and entertaining. Upstairs are three good sized bedrooms and a stylish modern family bathroom, while outside the property continues to impress.

The private west-facing rear garden extends to approximately 85 ft, providing a fantastic space for children, keen gardeners and summer entertaining. To the front, a driveway provides convenient off-road parking. Situated within an attractive village setting with a strong sense of community, this delightful cottage offers the perfect balance of period charm, contemporary comfort and generous outdoor space, making it an ideal place to put down roots and raise a family.

Offered to the market with no forward chain, early viewing is highly recommended to fully appreciate the character, quality and lifestyle this wonderful home has to offer.

Location

Boughton Monchelsea village has its own highly regarded infant and junior school, together with a popular secondary school, Gastro pub, community centre, post office and play area. Known for its 16th-century manor house, local green spaces, and traditional community roots, it combines rural charm with close proximity to larger towns. Maidstone offers a comprehensive selection of amenities consistent with its County town status, which include two museums, theatre, County library, multi-screen cinema and two further railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Marden train station is only a 13 minute drive away, which has connections to London the Charing Cross line.

Council Tax Band

C

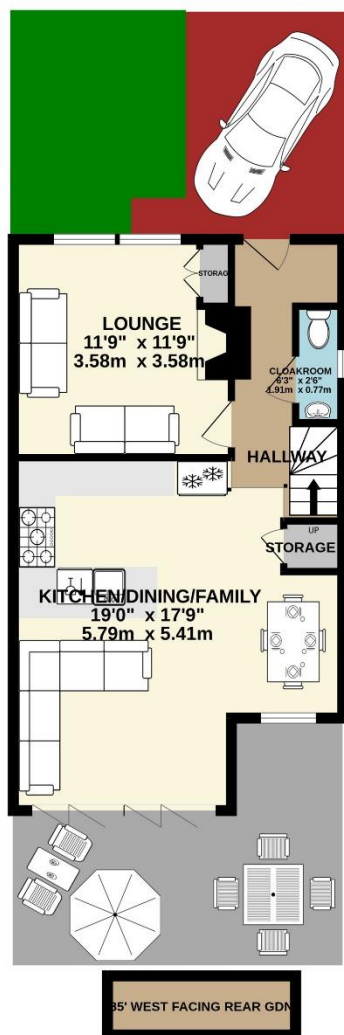
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE HALL

A striking composite entrance door, finished in sage green externally and white internally, features an attractive diamond-shaped stained-glass window. The entrance hall benefits from a recessed doormat and wood-effect ceramic tiled flooring laid in an elegant herringbone pattern, complemented by underfloor heating. A staircase rises to the first floor with useful understairs storage, alongside an airing cupboard housing the underfloor heating controls. A natural exposed brick feature wall adds warmth and character, while low-voltage recessed lighting completes the space.

CLOAKROOM 6' 3" x 2' 6" (1.90m x 0.76m)

Continuous wood-effect ceramic tiled herringbone flooring with underfloor heating, WC with concealed cistern and wall-hung wash hand basin with a stylish black mixer tap. Contemporary wood panelling to dado height, painted in an attractive deep green, is complemented by striking jungle-themed wallpaper, creating a stylish and characterful finish. A uPVC sash-style window to the side provides natural light, with an extractor fan and low-voltage recessed lighting completing the room.

LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m)

A light and airy room full of period charm and character, featuring an exposed ceiling beam and a striking natural exposed brick fireplace forming an attractive focal point, complete with a fitted wood-burning stove set upon a slate hearth. Continuous wood-effect ceramic tiled flooring benefits from underfloor heating, while fireside shelving and a

built-in cupboard provide practical storage and display space. Low-voltage recessed lighting and two wall light points complete this warm and inviting room.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM 19' 0" x 17' 9" (5.79m x 5.41m)

At the heart of the home is this stunning contemporary open-plan kitchen, dining and family room, providing a wonderfully sociable space for everyday family life and entertaining. The beautifully appointed kitchen features an extensive range of high and low-level cabinetry with soft sage-green doors and drawer fronts, complemented by solid woodblock work surfaces, elegant brushed-gold handles and under cupboard lighting.

Thoughtfully designed storage includes deep pan drawers and curved cabinetry, while appliances include a Rangemaster cooker with five-burner gas hob and extractor hood above, an integrated dishwasher and Haier American-style fridge/freezer. An exposed ceiling beam adds further character. A breakfast bar incorporates a deep ceramic butler sink with mixer tap and drainer recessed into the woodblock work surface, with additional plumbing provided for a washing machine. Attractive vintage-style patterned ceramic tiled splashbacks and upstands, with embossed detailing and a softly distressed finish, add further charm and individuality.

The entire space is unified by wood-effect ceramic tiled flooring laid in an elegant herringbone pattern, complete with underfloor heating, while low-voltage recessed lighting provides a contemporary finish.

The dining area features a characterful fitted bench originally sourced from Lamberhurst Church, creating a unique focal point, window and bi-folding doors open directly onto the west-facing rear garden,

seamlessly connecting the indoor and outdoor entertaining spaces.

ON THE FIRST FLOOR

LANDING

Access to the roof space, which houses the gas-fired combination boiler supplying central heating and domestic hot water throughout the property. Further features include a traditional column radiator, low-voltage recessed lighting and a uPVC sash-style window providing natural light.

BEDROOM 1 13' 9" x 12' 6" (4.19m x 3.81m)

Two sets of fitted wardrobes provide excellent storage, with a stylish bronze-tinted glass dressing table positioned between, featuring a distinctive crackle-effect finish. Windows enjoy pleasant views over the west-facing rear garden, while a traditional column radiator and two wall light points complete the room.

BEDROOM 2 11' 9" x 10' 7" (3.58m x 3.22m)

A uPVC sash-style window to the front provides natural light, complemented by a traditional column radiator and low-voltage recessed lighting. An exposed brick chimney breast with fireplace recess creates an attractive character feature, while two wall light points complete the room.

BEDROOM 3 11' 3" x 7' 8" (3.43m x 2.34m)

A window to the rear enjoys pleasant views over the west-facing garden, allowing plenty of natural light into the room. Further features include a traditional column radiator, low-voltage recessed lighting and a fitted woodblock work surface providing an ideal desk or study area.



BATHROOM 10' 7" x 7' 8" (3.22m x 2.34m)

A stylish contemporary white suite complemented by a combination of chrome and matt-black fittings. The bathroom comprises a WC and a panelled P-shaped bath with rainforest shower head, handheld shower attachment and striking Crittall-style glazed screen with matt-black grid framing. The bath/shower surround is finished with attractive blush-toned glazed wall tiles laid in a herringbone pattern, creating a contemporary yet characterful finish. A fitted vanity unit provides useful cupboard storage beneath a marble-effect work surface, incorporating an inset wash hand basin with mixer tap. Further features include a coordinating blush-tiled splashback and a useful built-in storage cupboard. Attractive Victorian-style patterned floor tiling, with decorative floral and geometric detailing in complementary grey and off-white tones, adds further character. A uPVC sash-style window to the front, extractor fan and low-voltage recessed lighting complete the room.

OUTSIDE

To the front of the property, a brick-paved driveway provides off-road parking for one vehicle, alongside an area of lawn with wrought-iron railings and fenced boundaries. A pedestrian gate to the side provides convenient access to the rear garden.

The impressive west-facing rear garden extends to approximately 85 ft and is a true gardener's delight. An extensive Indian sandstone sun terrace provides an ideal setting for outdoor dining and entertaining, complemented by an awning, outside lighting and two outside taps. Beyond lies a lawn surrounded by deep, well-stocked herbaceous borders with an abundance of mature trees, shrubs and planting,

including lavender and sedum. A charming trellised archway leads through to a dedicated fruit and vegetable garden, complete with raised beds, fruit cage, greenhouse and garden shed. Fully enclosed by established hedging and fencing, the garden offers a wonderful combination of attractive planting, productive growing areas and excellent outdoor entertaining space.





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