



**The Quarries, Boughton Monchelsea, Maidstone, ME17 4NJ**  
**Price £400,000**

**\*\*\*NO FORWARD CHAIN\*\*\*FABULOUS THREE BEDROOM CHARACTER COTTAGE WITH A MODERN LAYOUT IN A SEMI RURAL POSITION AND SOUTH FACING GARDEN**

This charming three-bedroom end-of-terrace cottage offering a characterful features with a modern, practical layout inside.

The property opens into an entrance hall with space for coats and shoes, along with a useful ground floor WC. This leads through to an open-plan kitchen/dining area with french doors opening onto a garden patio. The dining area flows into a cosy and comfortable lounge — ideal for both everyday living and entertaining. Upstairs are three good-sized bedrooms offering comfortable space in each for family living, guests or home working.

Outside, there is parking for one vehicle to the front. To the rear, a patio area with gated side access leads into a good-sized, south-facing garden, predominantly laid to lawn with brick built outbuilding and enjoying plenty of natural light throughout the day.

**Situation**

Located in the heart of Boughton Monchelsea, the property is well placed for countryside walks, which are a real highlight of the area. Local schools are within easy reach, along with village amenities, while further shops, pubs and services can be found in the neighbouring village of Loose.

For commuters, the nearby railway stations at Staplehurst and Marden provide excellent mainline links into London with typical journey times around 1 hour.

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



## GROUND FLOOR

Entrance Hall 10'9 x 5'8 (3.28m x 1.73m)

Ground Floor Cloakroom

Kitchen/Diner 21'5 x 13'2 (max) (6.53m x 4.01m (max))

Lounge 17'6 x 11'0 (5.33m x 3.35m)

## FIRST FLOOR

Bedroom 1 11 x 10'6 (3.35m x 3.20m)

Bedroom 2 15'6 x 9'8 (4.72m x 2.95m)

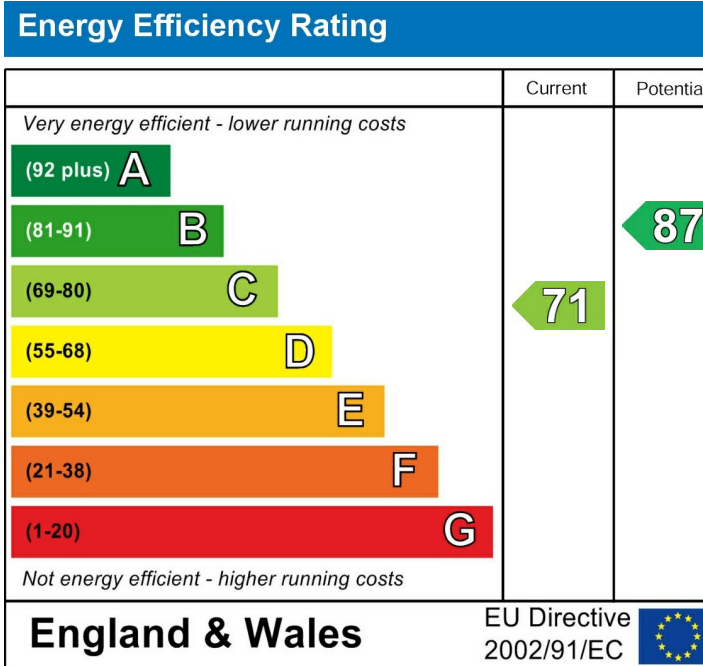
Bedroom 3 10'7 x 9'10 (3.23m x 3.00m)

Family Bathroom

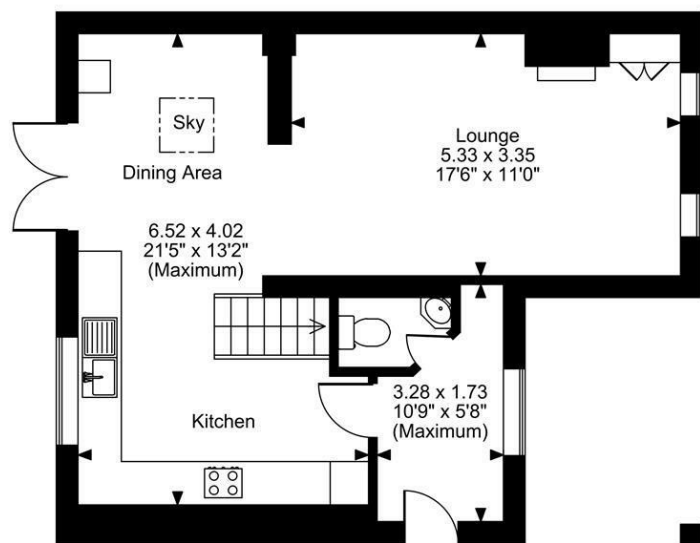
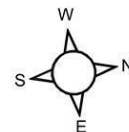
## EXTERNALLY

Driveway to the Front

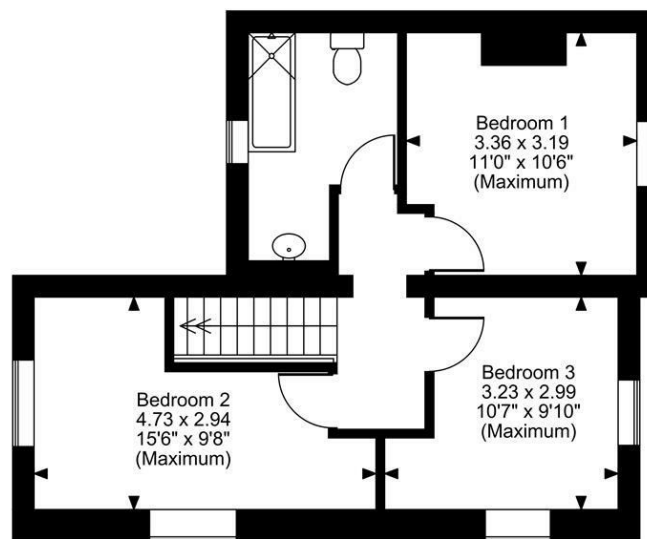
South Facing Rear Garden



**The Quarries, Boughton Monchelsea, Maidstone**  
**Approximate Gross Internal Area**  
**959 Sq Ft/89 Sq M**



**Ground Floor**



**First Floor**

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

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