



Three Cliffs, Cliff Hill, Boughton Monchelsea, Maidstone, ME17 4NQ
Offers In Excess Of £625,000

About this property.....

Three Cliffs is a spacious and flexible four/five bedroom detached family home with ample living space and well planned outdoor areas.

At the centre of the house is the large kitchen, breakfast and dining room, providing plenty of space for family life and entertaining. French doors open onto the garden, while the separate dining area can comfortably accommodate the whole family.

The large living room has triple aspect windows and french doors overlooking the gardens, along with a wood burning stove. There is also a separate split level snug/family room, providing useful additional living space and potentially a 5th bedroom.

Upstairs are four double bedrooms. The principal bedroom has full height windows and a spacious en-suite with a freestanding bath, separate shower and twin basins. Bedroom two has a split level layout, walk-in wardrobe and additional space suitable for children or guests. Bedrooms three and four overlook the rear garden.

The gardens are generous and not overlooked offering a sense of privacy. There is a great outdoor kitchen and BBQ area but the unexpected addition of a sauna adds the real wow factor. If you are looking for a garden to entertain family and friends, this is the one for you! Parking won't be an issue as there is a detached double garage with electric doors, and a large block paved driveway with parking for several vehicles along with an EV charger.

The property is fitted with solar panels and has an EPC rating of C. The panels also benefit from a high rate feed in tariff, with payments of approximately £380 for the 2nd quarter of 2026.

Situation.....

Set in a sought after conservation area, this home enjoys a peaceful countryside setting with all the convenience of nearby Maidstone. Boughton Monchelsea lies on the southern edge of the town and offers the perfect blend of rural charm and urban accessibility.

This expansive village has the convenience of a post office and village shop and is surrounded by rolling landscapes and crisscrossed with scenic public footpaths, including the renowned Greensand Way - a 108-mile trail beloved by walkers and dog owners alike. Just a short stroll away, the summer-only gardens of Boughton Monchelsea Place offer a picturesque escape, while the nearby Buttercups Goat Sanctuary is a hit with families. Sports enthusiasts can enjoy cricket at the nearby Linton Park Cricket Club, or tee off at one of several excellent golf courses within a 20-minute drive, including those at Leeds Castle, Bearsted, and Tudor Park.

The local area offers a welcoming pub scene, with the Curious Eatery gastro pub just a 10 minute walk away, The Bull Inn at Linton just over two miles away, boasting panoramic views, craft ales, and a relaxed atmosphere. Closer still is the historic Cock Inn, a village favourite since 1568 just 0.7 miles away.

Families are well-catered for with a choice of well-regarded schools. Boughton Monchelsea Primary and Cornwallis Academy (secondary) are both rated 'Good' by Ofsted and within a five minutes' drive, while the highly sought-after Loose Primary (rated 'Outstanding' prior to academy conversion) is just under two miles away. Sutton Valence, a neighbouring village 3.6 miles away, is home to one of the UK's most respected independent schools.

Commuters have excellent options. For London travel, Marden station (6.4 miles) offers direct trains to London Charing Cross in under 1 hour, while Ebbsfleet International offering high-speed services to St Pancras in just 19 minutes is around a 40 minute drive away.



4



2



2



C









What the owner says

Three Cliffs has been everything we hoped for in a family home - safe, spacious, and perfect for raising our children. We've cherished village life, from morning walks to the local school to the fantastic dog-friendly trails right on our doorstep. The vibrant community and wonderful places to eat and drink have made living here an absolute joy.

This home has been the heart of countless gatherings, effortlessly hosting family and friends. The south-facing garden is a true suntrap - ideal for barbecues, evenings in the sauna, and winding down around the fire pit as the stars come out. There's always space for guests to stay over, making the most of every chance to get together. In winter, with the log store stocked, it's all about cosy afternoons, crackling fires, and leisurely roast dinners.

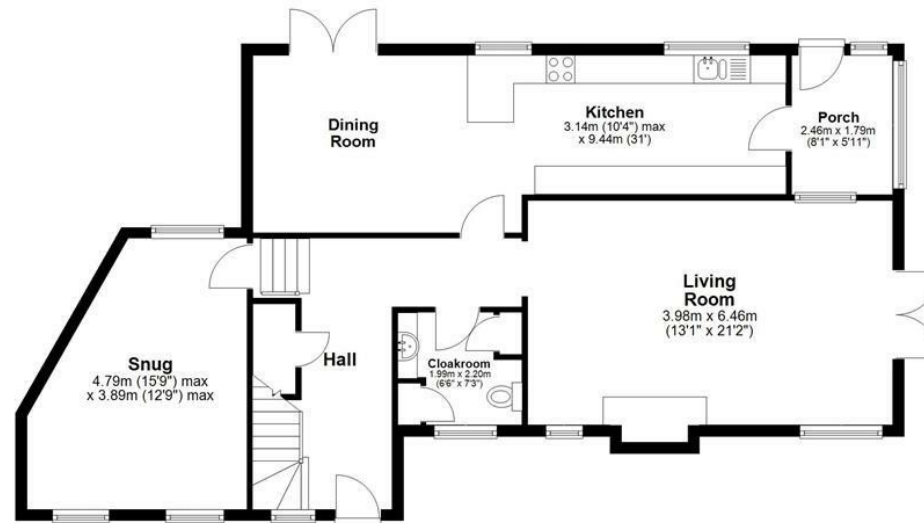
The Quarries is a truly special place - picturesque, steeped in history, and home to a warm and welcoming community, many of whom have lived here for generations. Saying goodbye is bittersweet, but we know Three Cliffs is ready to bring its magic to new owners. It's an extraordinary home, full of character and memories, with so much more to give.



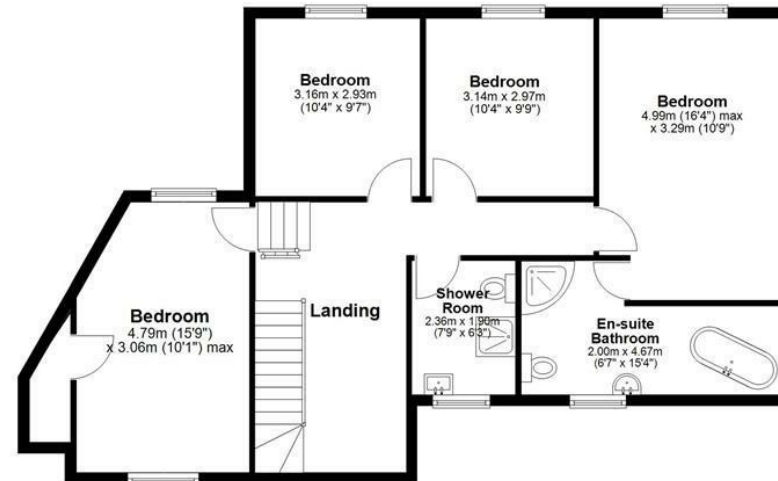


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Ground Floor



First Floor



Total area: approx. 176.3 sq. metres (1897.3 sq. feet)

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





