



Church Street, Boughton Monchelsea, Maidstone, ME17 4HN
Offers In The Region Of £300,000

NO FORWARD CHAIN

Situated in the heart of the ever-popular village of Boughton Monchelsea, this charming end-of-terrace cottage offers character, potential and an excellent opportunity for a purchaser looking to create a home tailored to their own tastes and requirements.

The accommodation offers adaptable accommodation over two floors. The ground floor comprises an entrance hall, bathroom, welcoming lounge, separate dining room and kitchen, creating clearly defined living spaces that lend themselves well to both everyday living and entertaining. To the first floor are two generously proportioned double bedrooms.

Externally, there is off-road parking to the front of the property. To the rear, a neatly enclosed garden enjoys a good degree of privacy and features a patio area, lawn and an attractive selection of mature shrubs and established planting. The garden also benefits from greenhouses and a useful storage shed.

Boughton Monchelsea is one of the area's most sought-after villages, offering a wonderful balance between countryside living and everyday convenience. The village benefits from a popular primary school, village green, public houses, church and community facilities, whilst nearby Maidstone provides an extensive range of shopping, leisure and educational amenities. The surrounding countryside offers an abundance of scenic walking routes, including footpaths through the Loose Valley Conservation Area and the wider Kent Downs countryside.

For commuters, excellent rail connections can be found at both Staplehurst and Marden stations, offering regular high-speed and mainline services to London Bridge, Charing Cross, Cannon Street and St Pancras International.

This delightful cottage represents an excellent opportunity to acquire a character home in a highly regarded village setting, with the added benefit of parking, established gardens and scope to enhance and add value over time.

Viewing is highly recommended



GROUND FLOOR

Entrance Hall

Lounge 12'11" x 10'6" (3.96m x 3.21m)

Dining Room 13'11" x 12'11" (4.25m x 3.96m)

Kitchen 12'0" x 7'1" (3.68m x 2.16m)

Bathroom

FIRST FLOOR

Bedroom 1 13'10" x 13'1" (4.24m x 3.99m)

Bedroom 2 12'11" x 11'3" (3.96m x 3.45m)

EXTERNALLY

Shed 8'2" x 6'0" (2.51m x 1.83m)

Greenhouse 12'3" x 7'5" (3.74m x 2.28m)

Greenhouse 7'6" x 5'6" (2.29m x 1.68m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

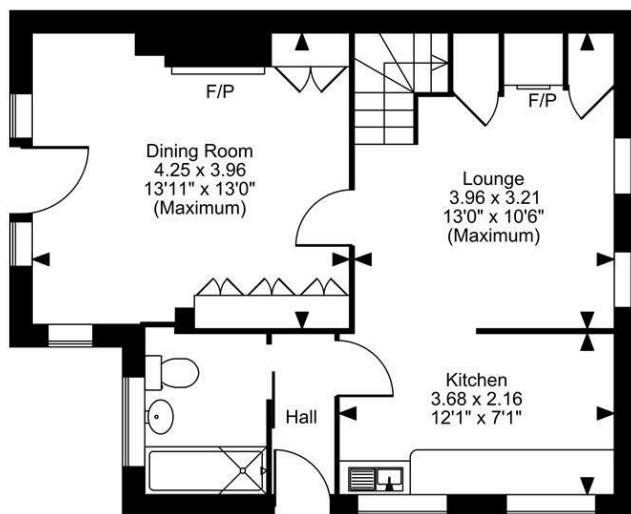
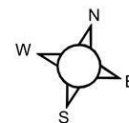
Church Street, Boughton Monchelsea, Maidstone, Kent

Approximate Gross Internal Area

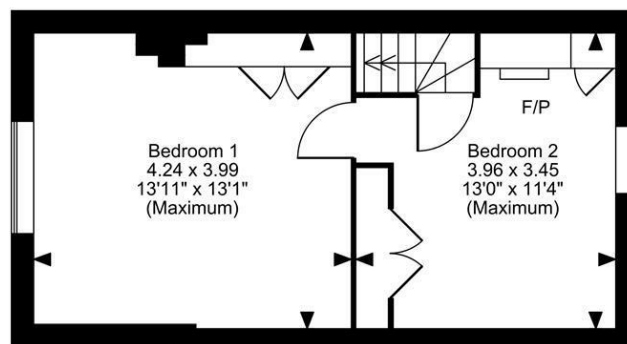
Main House = 801 Sq Ft/74 Sq M

Greenhouses & Shed = 182 Sq Ft/17 Sq M

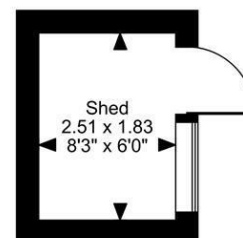
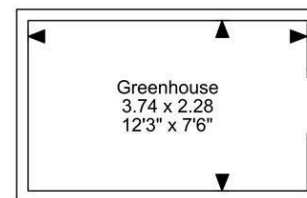
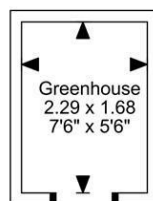
Total = 983 Sq Ft/91 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8692091/SAP

