



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£850,000**

**Freehold**

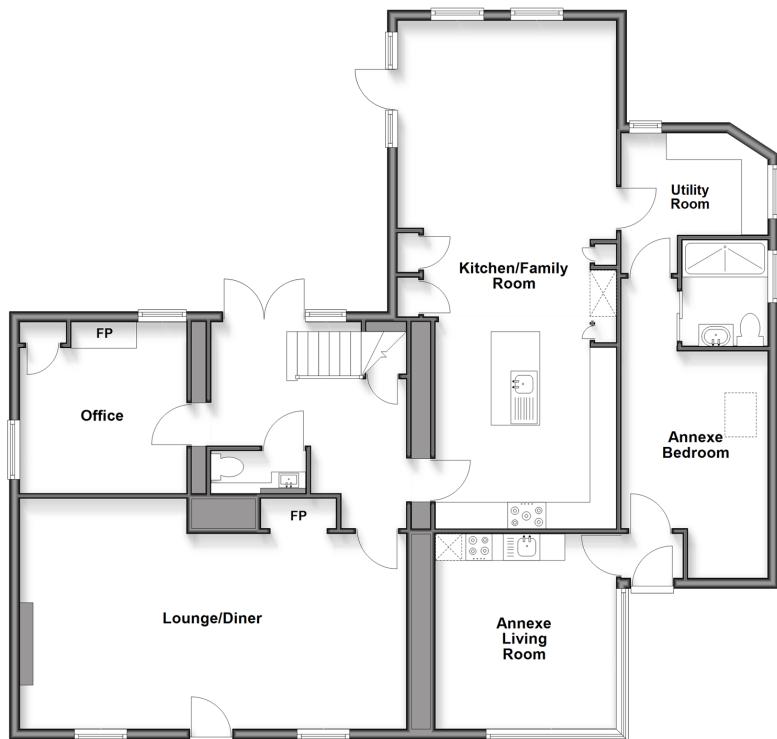
5x 3x 2x

**The Green, Boughton  
Monchelsea, Maidstone,  
Kent, ME17**

*Wards*  
Helping you move forwards

### Split Level Ground Floor

Approx. 135.7 sq. metres (1460.5 sq. feet)



### Split Level First Floor

Approx. 110.5 sq. metres (1189.7 sq. feet)



### Outbuilding

Approx. 25.0 sq. metres (269.0 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom: 5'8 x 3'1 (1.73m x 0.94m)  
Office: 10'7 x 10'5 (3.23m x 3.18m)  
Lounge/Diner: 23'11 x 14'3 (7.29m x 4.35m)  
Kitchen/Family Room: 32'3 x 13'6 (9.84m x 4.12m)  
Utility Room: 9'0 x 8'10 (2.75m x 2.69m)

### SPLIT LEVEL FIRST FLOOR

Landing  
Bedroom 1: 18'7 x 13'7 (5.67m x 4.14m)  
Dressing Room  
Bedroom 2: 12'8 x 12'1 (3.86m x 3.69m)  
En Suite Shower Room: 7'6 x 3'11 (2.29m x 1.19m)  
Bedroom 3: 11'11 x 11'6 (3.63m x 3.51m)  
Bedroom 4: 11'10 x 10'8 (3.61m x 3.25m)  
Bathroom: 11'6 x 7'8 (3.51m x 2.34m)

### ANNEXE

Entrance Hall  
Annexe Living Room: 11'8 x 11'4 (3.56m x 3.46m)  
Annexe Bedroom: 13'9 x 9'3 (4.19m x 2.82m)  
Annexe Shower Room: 7'0 x 5'3 (2.14m x 1.60m)

### OUTBUILDING

Garage

### OUTSIDE

Driveway  
Rear Garden



## Main features

- Sympathetically renovated allowing modern and character living to fuse beautifully
- Picturesque Boughton Monchelsea village
- Fully self contained annexe
- Truly unique character home dating back to 1840 with a wealth of charm and history
- Stunning kitchen/family room with a high specification finish and spectacular gallery landing

### Nearest Schools

Primary Schools: Boughton Monchelsea Primary 0.3 miles, Loose Primary 0.8 miles  
Secondary Schools: Cornwallis Academy 0.5 miles, Maidstone Grammar School 2.1 miles, Valley Park Community School 2.7 miles

### Transport Information

Train Stations: Maidstone West 2.6 miles, East Farleigh 2.9 miles, Maidstone East 3.0 miles

### Address

The Green, Boughton Monchelsea, Maidstone, Kent, ME17

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Loose Branch 01622 744067 ■ [wardsfkent.co.uk](http://wardsfkent.co.uk)



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale