RAFFERTY & PICKARD

8 Penny Close, Boughton Monchelsea, Maidstone, Kent, ME17 4FL

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Guide price £725,000

- Offered Chain Free
- 5 Bedroom Detached Home Built in 2019 and Presented in Show-Home Condition
- Sociable Open Plan Kitchen-Breakfast-Family Room with Quartz Worktops and French Doors to Garden
- Approximately 2,255 sq.ft of Accommodation Arranged Over Three Floors With Wrap-Around Gardens on an approx. 0.2 Acre Plot
- Three Bath/Shower Rooms Across the First and Second Floors
- Sitting Room with Log Burner and Separate Formal Dining Room
- Principal Bedroom with Walk-Through Dressing Area and En-Suite, Plus Four Further Double Bedrooms
- Exclusive Gated Development of Just Eight Detached Houses, Bordering Orchard Farmland with Double Garage and Driveway Parking
- Walking Distance to Cornwallis Academy and Close to Loose Primary School
- 45 Minute Commute into London Bridge via Marden Station

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GLUTEN-FREE
VEGAN
GINO D'ACAMPO
PIZZA
GREECE
THE TURKISH COOKBOOK
-Prawn Saganaki
-Grilled Octopus
-Stuffed Squid
-Lemon whole Chicken
w. potatoes, tzaziki
& greek salad

About this home

Chain free & move-in ready. Five-bedroom detached house built in 2019, set on a private gated development of eight homes with open farmland behind.

Built by Esquire in 2019, still covered by its NHBC warranty until 2029, it offers the space and setting of a family home.

The house extends to approximately 2,255 sq ft across three floors. At its centre is an open plan kitchen, breakfast and family room with Quartz worktops and French doors opening onto the wrap-around garden, the room the current owners describe as the heart of the house. Alongside it sits a sitting room with a log burner and a separate formal dining room that works equally well as a playroom, snug or home office.

Upstairs, the principal bedroom has a walk-through dressing area and luxury en-suite shower room. Four further double bedrooms are served by a contemporary family bathroom on the first floor and a second shower room on the top floor, an arrangement that suits older children, guests or multi-generational living.

Outside, matured trees for privacy, pergola and vegetable patch, and views over the neighbouring cherry orchard. There is a double garage and driveway parking for four cars, approached through an electric gate onto a shared private drive. There is also scope to extend to the side, subject to the necessary consents.

Owners Comments

Owners Comments:

"We have loved living in this house and have really made it into our dream home.

The kitchen, adjoined dining room and garden have provided excellent space for Christmases, summer parties and family gatherings.

The open views to the garden and cherry farm next door, make this home feel bright and open. The matured garden has plenty of space with a pergola and veg patch.

During autumn and winter, we use the log burner to keep the house cosy and warm.

The local area is also very special, with lovely pubs in walking distance, many more with easy access in Staplehurst and West Malling. Surrounded by orchards, you'll also find lovely walks in every direction.

We're relocating to Greece, for a slower lifestyle, otherwise this would be our forever-home. We hope you enjoy it as much as we have!"

Approx. Gross Internal Floor Area 2255 sq. ft / 209.65 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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

About the area

The house sits in Boughton Monchelsea, a village south of Maidstone, with footpaths including the Greensand Way. The Bull Inn is under a mile away and The Curious Eatery around 0.7 miles. Leeds Castle is roughly twelve minutes by car, with championship golf at Leeds Castle, Bearsted and Tudor Park all within a quarter of an hour.

For families, Boughton Monchelsea Primary School, Loose Primary School (both rated Good by Ofsted at the last inspection) and Cornwallis Academy are all close by. Commuters have Marden station around 5.1 miles away, with services reaching London Bridge in approximately 45 mins. 900MBs broadband installed for seamless home-office working.

PENNY
CLOSE

About Us

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

Contact Us

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