



# Lambert & Foster



## 48 THE QUARRIES

BOUGHTON MONCHELSEA | MAIDSTONE | KENT | ME17 4NJ

*A terraced cottage in need of complete renovation, providing two bedroom accommodation complemented by a courtyard and a detached rear garden, all occupying a favored location within The Quarries conservation area on the edge of Boughton Monchelsea village. No onward chain.*

Guide Price £185,000

FREEHOLD



## 48 THE QUARRIES

BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4NJ

48 The Quarries is a terraced cottage with origins dating back to circa 1879, presenting brick and stone elevations beneath a pitched roof.

The accommodation is arranged over two floors and now requires a comprehensive renovation. Arranged over the ground floor is a sitting/dining room with feature fireplace, leading to a kitchen, lean to conservatory and family bathroom. Arranged over the first floor are two bedrooms incorporating a double room to the front and single room to the rear.

Outside, there is a courtyard garden laid to patio with steps down onto the shared resident's pathway which leads you to your own private detached garden and storage outbuilding.

Agents Note: Due to the current condition of this property, we ask that you check with your financial advisor to see if lending (high street mortgage) is a viable option. Please also note that respective houses (no.8, no.48, no.52 and no.54) are all currently being marketed for sale with the seller's agent.



- A Terraced cottage for complete renovation
- Sitting/dining room
- Kitchen
- Lean to conservatory
- Ground floor bathroom

- Two first floor bedrooms
- Courtyard and private detached garden
- Gas fired central heating
- Conservation area
- No onward chain

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** wider.blank.only

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**COUNCIL TAX:** Band C **EPC:** D (60)

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

**48 The Quarries, Boughton Monchelsea,  
Maidstone, ME17 4NJ**

Approximate Area = 604 sq ft / 56.1 sq m (excludes lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Lambert and Foster Ltd. REF: 1202871

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