



Haste Hill Close, Boughton Monchelsea, Maidstone, Kent, ME17 4LS
Guide Price £500,000

GUIDE PRICE £500,000 TO £550,000EXTENDED FOUR BEDROOM FAMILY HOME IN A QUIET CUL DE SAC WITHIN THE SOUGHT AFTER VILLAGE OF BOUGHTON MONCHELSEA

A spacious four-bedroom detached home ideal for families, occupying a tucked-away position within a cul-de-sac in the popular village of Boughton Monchelsea. Extended to both the side and rear, the house provides generous and versatile accommodation complemented by a well-landscaped garden, driveway and garage.

The ground floor offers particularly good living space, with a comfortable lounge and dining room alongside a separate family room which provides useful flexibility as a playroom, home office or, if required, an additional bedroom. The modern kitchen is well suited to family life, with the added practicality of a separate utility room and ground-floor cloakroom. Four bedrooms are arranged across the first floor, including a main bedroom with built in wardrobes, a dressing area and en-suite, together with the family bathroom. The property also benefits from ten solar panels, helping to reduce reliance on mains electricity, with surplus energy used to assist with heating the hot water.

Outside, the well-established garden extends to the rear and side of the house, enjoying a westerly aspect and providing plenty of space for outdoor seating and entertaining. A summer house provides a pleasant additional space within the garden, with potential for use as a home office, hobby room or simply somewhere to sit and enjoy the garden. A private driveway and garage provide off-road parking and useful storage.

Boughton Monchelsea is a popular village to the south of Maidstone, surrounded by attractive Kent countryside yet within convenient reach of the county town. The property is within walking distance of local primary and secondary schooling, with village amenities and a network of countryside walks also readily accessible.

Viewing is highly recommended. Call Page and Wells today to book your viewing!



GROUND FLOOR

Entrance Hall 11'0" x 7'6" (3.36m x 2.29m)

Downstairs Cloakroom

Lounge/Dining Area 22'11" x 10'3" (7.01m x 3.13m)

Lounge 12'11" x 10'2" (3.94m x 3.11m)

Family Room 14'4" x 11'11" (4.37m x 3.64m)

Kitchen 14'11" x 8'0" (4.57m x 2.44m)

Utility 11'0" x 6'1" (3.36m x 1.86m)

FIRST FLOOR

Bedroom 1 13'2" x 10'8" (4.02m x 3.27m)

En-Suite

Bedroom 2 14'5" x 11'11" (4.41m x 3.64m)

Bedroom 3 13'2" x 9'4" (4.03m x 2.86m)

Bedroom 4 9'9" x 6'6" (2.99m x 2.00m)

Family Bathroom

EXTERNALLY

Garage 17'8" x 9'0" (5.40m x 2.75m)

Sun Room 9'10" x 9'3" (3.00m x 2.82m)

Shed 17'8" x 3'11" (5.41m x 1.20m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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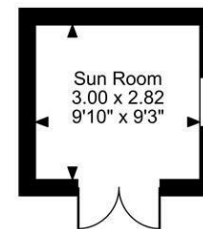
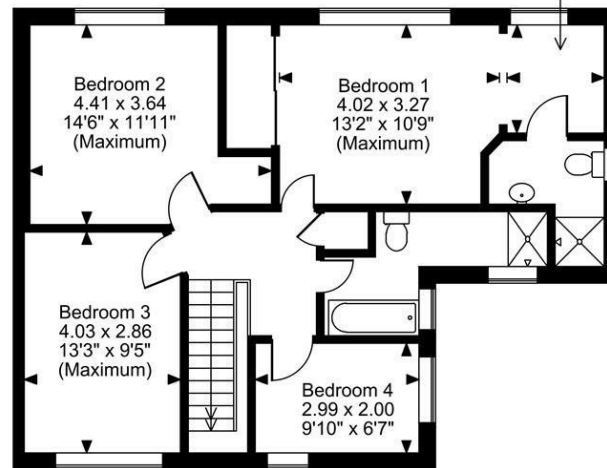
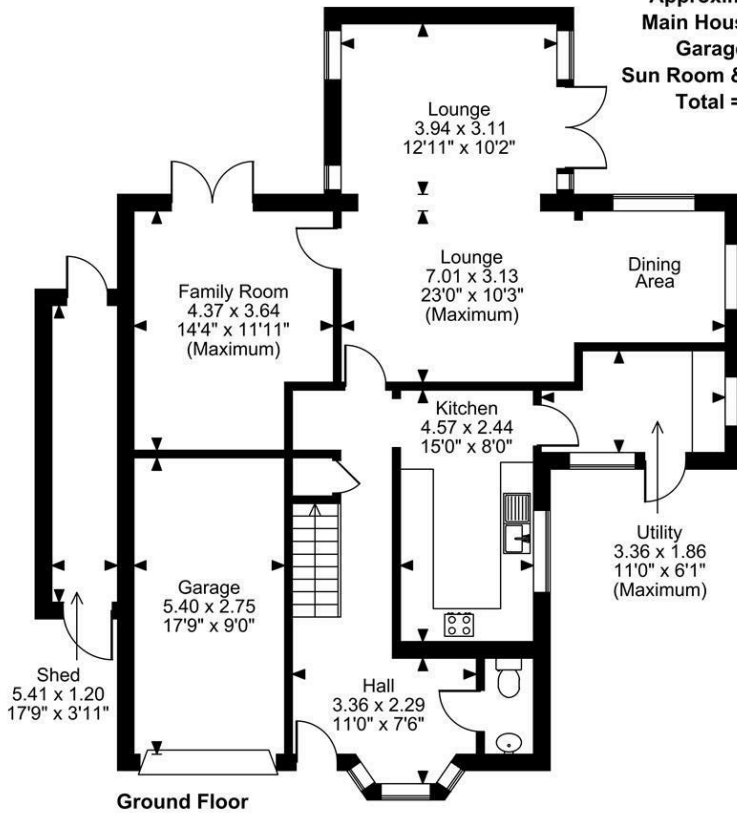
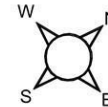
Approximate Gross Internal Area

Main House = 1656 Sq Ft/154 Sq M

Garage = 160 Sq Ft/15 Sq M

Sun Room & Shed = 161 Sq Ft/15 Sq M

Total = 1977 Sq Ft/184 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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