



Ragstone Fields, Boughton Monchelsea, Maidstone, ME17 4GF
Guide Price £300,000

GUIDE PRICE £300,000 TO £325,000WELL-PRESENTED TWO BEDROOM HOME OCCUPYING AN END-OF-CUL-DE-SAC POSITION WITH WOODLAND OUTLOOK TO THE FRONT

Occupying an enviable end-of-cul-de-sac position within this popular development, the property enjoys an attractive woodland outlook to the front, creating a greater sense of openness and privacy than many comparable homes.

The accommodation is arranged over two floors and comprises an entrance hall with cloakroom, fitted kitchen and a comfortable lounge which flows naturally into the conservatory/dining room overlooking the rear garden. The conservatory provides valuable additional living space and is ideal for both everyday living and entertaining.

To the first floor are two bedrooms, including a generous main bedroom with fitted storage, together with a family bathroom.

Outside, the property benefits from parking for two vehicles. The rear garden has been designed with ease of maintenance in mind and features a generous patio area and artificial lawn, providing an excellent space for outdoor dining and entertaining

Situated in a peaceful semi-rural village of Boughton Monchelsea, known for its scenic beauty, the property offers access to countryside walks and three pubs within a 30-minute stroll through fields and conservation areas. Maidstone, the County Town of Kent, is a short 4 mile distance offering a wide range of shopping, education and social facilities. High speed mainline services to London are available from Maidstone, as well as Staplehurst, Marden and Headcorn Stations.

The property is likely to appeal to a wide range of purchasers, including first-time buyers, downsizers looking for a manageable home in a peaceful setting, and investors searching for a well-located addition to their portfolio.

Viewing is highly recommended.



GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge 13'10" x 13'0" (4.24m x 3.97m)

Kitchen 10'4" x 6'2" (3.17m x 1.88m)

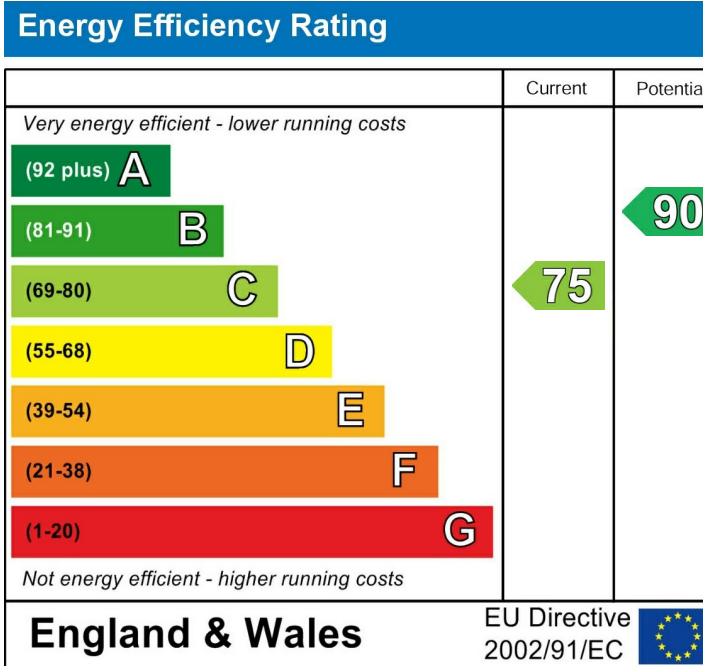
Conservatory/Dining Room 11'1" x 8'10" (3.40m x 2.70m)

FIRST FLOOR

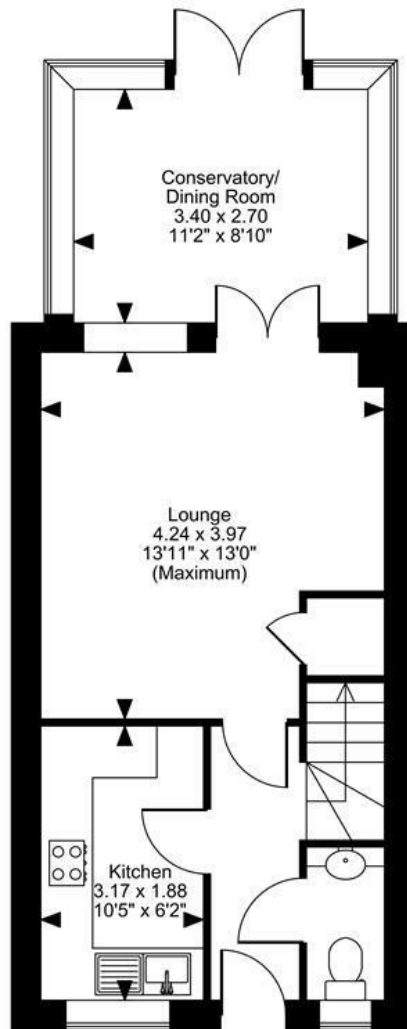
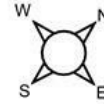
Bedroom 1 12'11" x 12'8" (3.96m x 3.88m)

Bedroom 2 11'8" x 6'4" (3.58m x 1.95m)

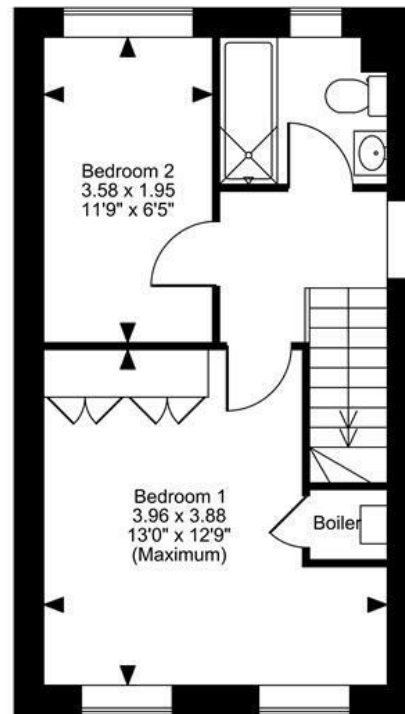
Bathroom



Ragstone Fields, Boughton Monchelsea, Maidstone, Kent
Approximate Gross Internal Area
737 Sq Ft/68 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.
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