



**Green Lane, Boughton Monchelsea, Maidstone, ME17 4JQ**  
**Price £475,000**



A charming and thoughtfully extended semi-detached family home, occupying a delightful position in the sought-after village of Boughton Monchelsea and enjoying a wonderful backdrop of open countryside to the rear. Offering generous accommodation, landscaped gardens and excellent versatility, this is a home ideally suited to families or those seeking a semi-rural lifestyle whilst remaining within easy reach of Maidstone.

The accommodation has been extended to create particularly well-proportioned living space, comprising a welcoming living room, separate dining room and a spacious kitchen/breakfast room. A particularly useful ground floor office provides excellent flexibility and could equally serve as a fourth bedroom, playroom or hobby space depending on requirements. A ground floor shower/utility room and family bathroom complete the ground floor accommodation.

To the first floor are three bedrooms, including an impressive principal bedroom measuring over 13ft in width, benefiting from a double aspect and enjoying attractive views over the adjoining countryside. Two further bedrooms provide excellent space for children and guests.

Outside, the property offers excellent family space with ample driveway parking to the front. The beautifully landscaped rear garden enjoys a wonderful outlook onto adjoining countryside and features patio seating areas, lawns and established planting, complemented by a detached outside office ideal for home working or hobbies.

Backing onto open countryside, the property enjoys a lovely semi-rural setting with nearby walks and green spaces. Boughton Monchelsea remains popular with families thanks to its village amenities and schooling, whilst both Marden railway station and Staplehurst railway station are around a 10-minute drive away, offering regular London services in under an hour.

Combining countryside surroundings with versatile family accommodation, early viewing is highly recommended.



**GROUND FLOOR**

Living Room 15'4" x 13'1" (4.68m x 4.01m)

Dining Room 10'7" x 9'11" (3.24m x 3.04m)

Kitchen 15'1" x 10'7" (4.61m x 3.24m)

Office 15'2" x 8'11" (4.63m x 2.73m)

Shower Room

Family Bathroom

**FIRST FLOOR**


Bedroom 1 13'1" x 12'0" (4.01m x 3.67m)

Bedroom 2 9'10" x 9'7" (3.00m x 2.93m)

Bedroom 3 9'10" x 7'2" (3.00m x 2.19m)

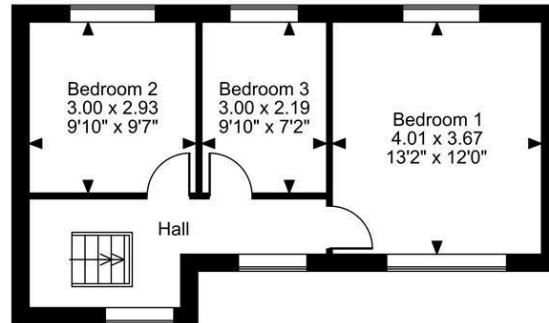
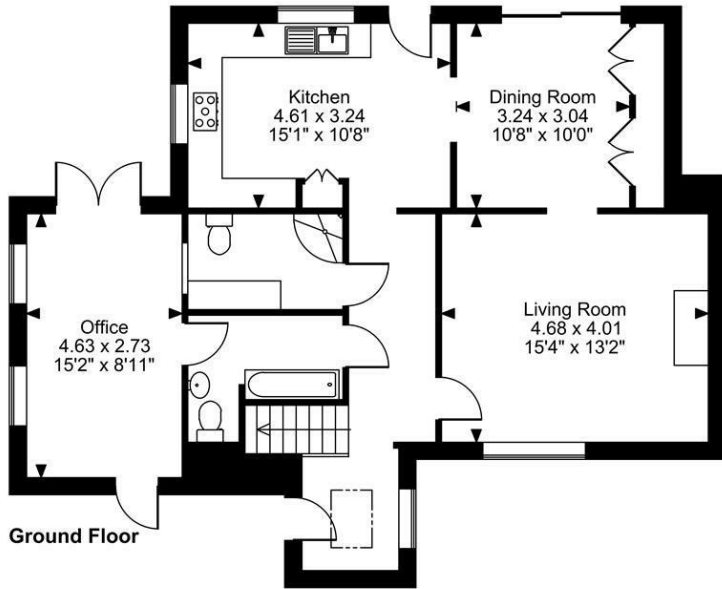
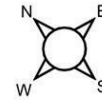
**EXTERNALLY**

Office 12'6" x 9'10" (3.83m x 3.00m)

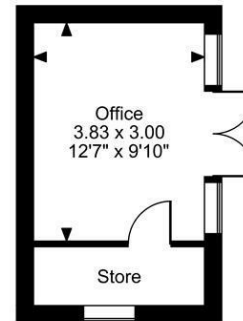
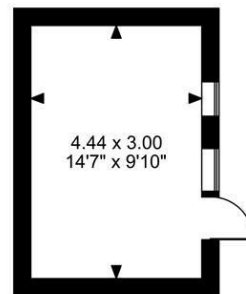
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

**Green Lane, Boughton Monchelsea, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1292 Sq Ft/120 Sq M**  
**Outbuilding = 303 Sq Ft/28 Sq M**  
**Total = 1595 Sq Ft/148 Sq M**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8689859/TOW

