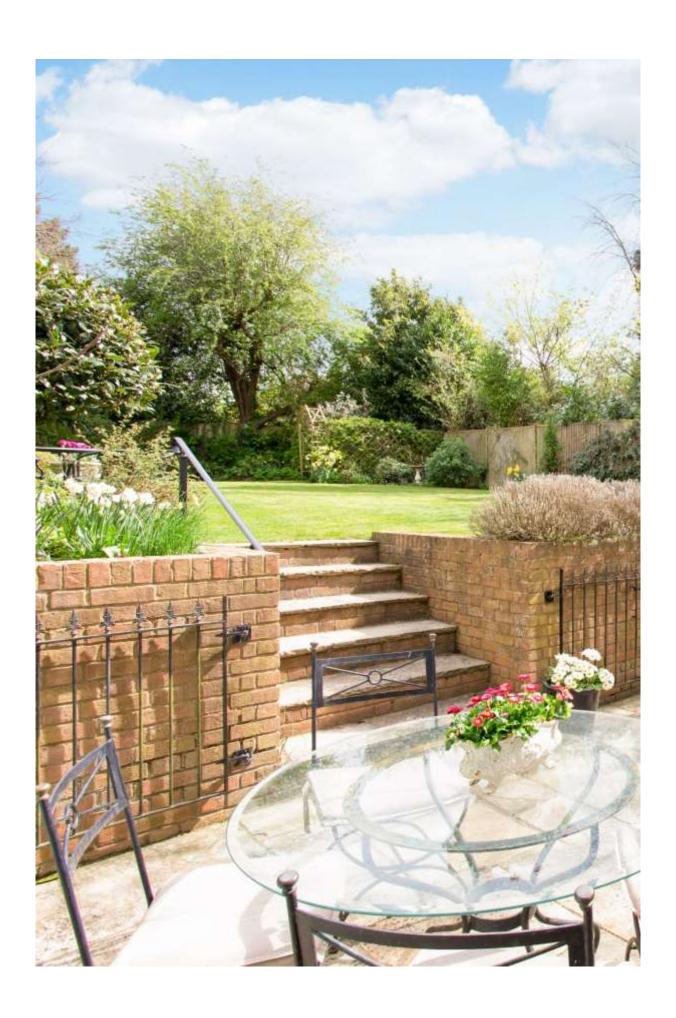


'Our Focus Determines Your Reality'



Green Lane Boughton Monchelsea Maidstone Kent ME17 4LF



Entrance Hall * Sitting Room * Dining Room Kitchen/Breakfast Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms Family Bathroom

Enclosed Garden * Terrace * Off Road Parking





CHARMING GRADE II LISTED COTTAGE

Situated in the village of Boughton Monchelsea and believed to date from the 17th century with later additions, this charming detached Grade II Listed cottage exhibits a wealth of character features, from exposed beams to a brick fireplace and log burner, whilst providing the convenience of modern living.

The accommodation consists of a porch opening into a triple aspect sitting room with inglenook fireplace, a double aspect dining room, hallway, double aspect kitchen/breakfast room and cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with vaulted ceiling and ensuite bath/shower room, two double bedrooms, a further bedroom and a family bathroom.

Outside there is a gated gravel driveway providing ample off road parking. The delightful garden boasts a sandstone terrace with steps leading to the lawn which is bordered with close slat fencing, mature hedging and well-stocked flower and shrub beds. There is also a garden store.



BOUGHTON MONCHELSEA

The village of Boughton Monchelsea provides a primary school as well as a post office, public house, village hall, village green, recreation ground and arts centre.

For more extensive facilities the County Town of Maidstone is a short drive offering comprehensive high street shopping.

SCHOOLS AND CONNECTIONS

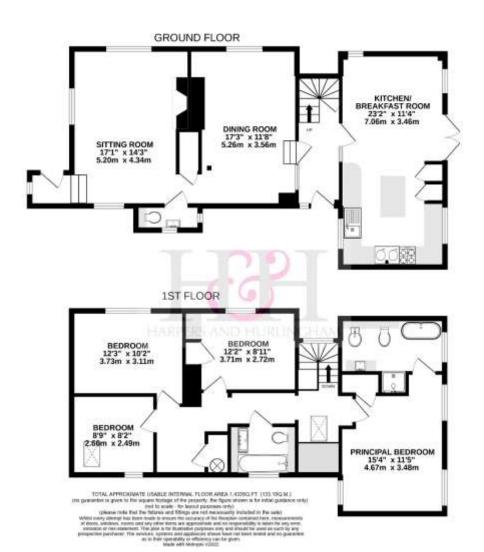
As well as the Boughton Monchelsea primary school, there are also a selection of good schools for children of all ages including Maidstone Grammar School for Girls and Mid Kent College.

The M20 provides good road links to London and the Coast. With three train stations in Maidstone providing links to London.













SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



TUDOR COTTAGE, ME17 4LF

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