



'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.





TOTAL APPROXIMATE (USABLE INTERNAL FLOOR AREA 1-10260 FT² (100.150 M²))
(no guarantee is given to the square footage of the property. The figure shown is for initial guidance only)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operability or efficiency can be given.
Made with Metropix 10260

SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band F

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TUDOR COTTAGE, ME17 4LF

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