

Wierton Hill, Boughton Monchelsea, Maidstone, ME17

Approximate Area = 1771 sq ft / 164.5 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Garage = 174 sq ft / 16.1 sq m
 Total = 1965 sq ft / 184.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Simon Miller & Company. REF: 1228411

BARN HOUSE

WEIRTON HILL

BOUGHTON MONCHELSEA

ME17 4JS

GUIDE PRICE £500,000 - £550,000

FREEHOLD

EPC REPORT: F



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



Located in this idyllic setting, Barn House is one of a select group of character homes in this rural village location. As you enter, the hallway offers flagstone flooring with access to the integral garage beside and leads on to the modern kitchen, with utility and cloakroom beside and on to the spacious split level lounge and dining room, with feature Inglenook fireplace with large woodburning stove. The first floor features a beautiful split level master bedroom suite, with dressing room and shower room on the upper floor, and three further bedrooms, one of which is currently used as a separate sitting room as well as the family shower room.

Property Features

- Deceptive Terraced Barn Conversion
- Wealth of Character Throughout
- Spacious Split Level Lounge/Dining Room with Inglenook Fireplace
- Ground Floor Cloakroom and Family Shower Room
- Oil Fired Central Heating
- Master Bedroom with Split Level Dressing Room & Shower
- Mature Rear Gardens

With off street parking for two cars to the front and access to the integral garage, to the rear, the property offers secluded rear gardens, with mature lawns, hedging and shrub beds.

Accessed via a shared private lane, the property is nestled in the rural conservation area of Boughton Monchelsea., with stunning, scenic country walks, including the Greensand Way right on your doorstep with the County Town of Maidstone only a short drive away, with its wide range of leisure, shopping and transport facilities.

MATERIAL INFORMATION MATERIAL INFORMATION

Freehold
 Council Tax Band: E
 EPC Report: F

