

Green Lane, Boughton Monchelsea, Maidstone, ME17

Approximate Area = 2859 sq ft / 265.6 sq m
 Limited Use Area(s) = 125 sq ft / 11.6 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 3171 sq ft / 294.6 sq m
 For identification only - Not to scale



WHITE COTTAGE

LOOSE ROAD

BOUGHTON MONCHELSEA

ME17 4LF

GUIDE PRICE £700,000 - £745,000

FREEHOLD

EPC REPORT: NA

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richmond 2025. Produced for Simon Miller & Company. REF: 1254467



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.



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Offered Chain Free, this attached Grade II Listed cottage is located in this quiet village, offering views over fields to the front. The generous, flexible ground floor accommodation offers a characterful sitting room with woodburning stove, drawing room with Inglenook fireplace, large dining room with feature vaulted ceiling, kitchen/breakfast room and utility room as well as a downstairs shower room and library with part vaulted ceiling and fitted shelving. Upstairs, two staircases lead up to the three bedrooms on the first floor, with a further shower room and a staircase from here leading to the fourth bedroom with dressing room beside on the second floor.

Property Features

- Unique, Attached Grade II Listed Home
- Deceptive Accommodation Set Out over Three Floors
- Wealth of Character Throughout Including Inglenook Fireplaces
- Four Bedrooms and First Floor Study
- Generous Front Gardens
- Gated Parking for Several Vehicles
- Secluded Mature Rear Garden
- Offered Chain Free



Outside, gated access provides ample off road parking to the front, with lawned areas to both sides, mature trees and leads to an enclosed brick courtyard and garage beside with double doors. To the rear, there is a private, enclosed garden, with paved patio area and steps up to mature flower and shrub beds.

The village of Boughton Monchelsea offers a village green, popular pub and post office and is only a short drive to the County Town of Maidstone, with its wide range of shopping, transport and leisure facilities.

MATERIAL INFORMATION

Freehold

Council Tax Band: G

EPC Report: NA

Broadband: Copper & Fibre

