

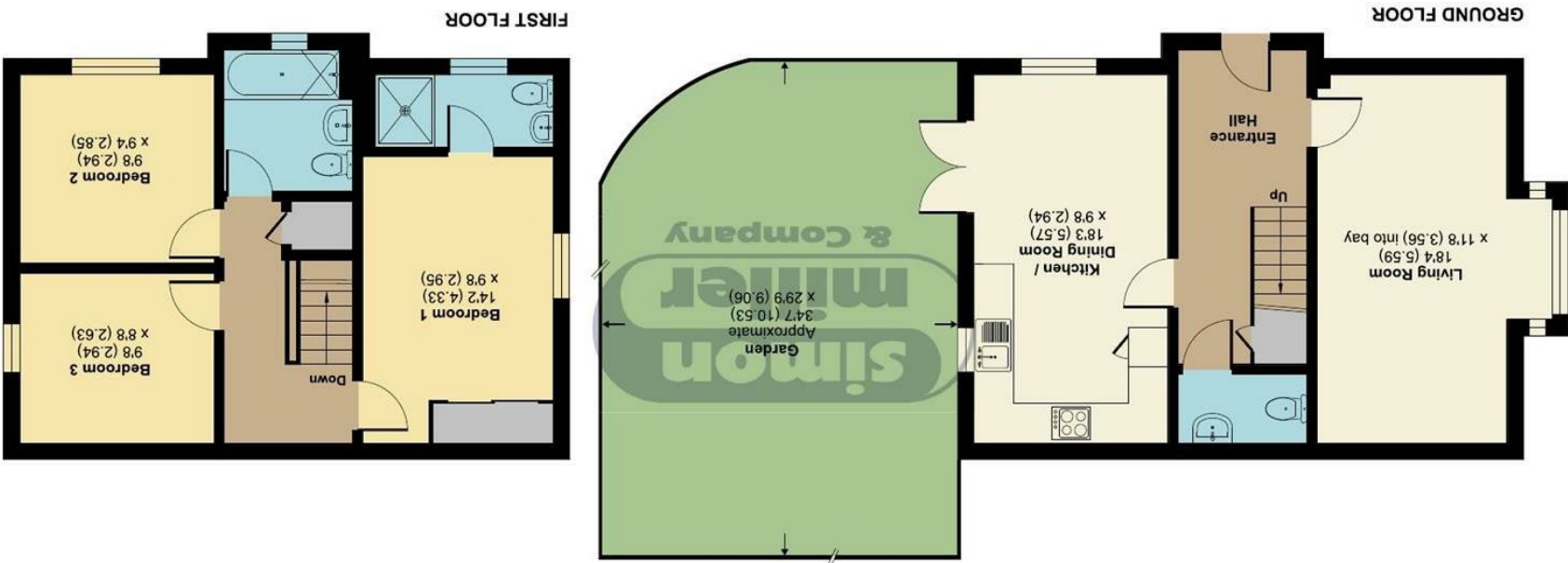


6 Jolly Road, Boughton Monchelsea, ME17 4SY

Guide Price £450,000
EPC RATING: B

Jolly Road, Boughton Monchelsea, Maidstone, ME17

Approximate Area = 997 sq ft / 92.6 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). © nchecom 2025. Produced for Simon Miller & Company. REF: 1350849



Situated in the charming village of Boughton Monchelsea, this modern three-bedroom detached family home on Jolly Road is a splendid opportunity for those seeking a blend of comfort and countryside living. Built in 2021, the property is still in its infancy, boasting a remaining six years of NHBC warranty, ensuring peace of mind for its new owners.

Upon entering, you will be greeted by two spacious reception rooms, perfect for family gatherings or quiet evenings. The well-appointed kitchen features integrated appliances, making it a delight for any home cook. The property comprises three generously sized bedrooms, providing ample space for family or guests, along with two modern bathrooms and downstairs WC that cater to the needs of a busy household.

The beautifully landscaped rear garden is a true highlight, offering a lovely patio area and easy-maintenance grass, ideal for outdoor entertaining or simply enjoying the serene surroundings. The property also benefits from off-street parking for two vehicles, adding to the convenience of this delightful home.

Situated in a semi-rural location, the house is surrounded by picturesque countryside views and scenic walks, perfect for nature enthusiasts. Additionally, the adjacent field owned by the parish council ensures that no future developments will obstruct your tranquil setting. The village centre, with its local primary school and amenities, is within walking distance, making this home not only a peaceful retreat but also a practical choice for families.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report B



• GUIDE PRICE £450,000 - £475,000 • Three Bedroom Detached Family Home • Beautifully Presented Throughout • Only Four Years Old With 6 Years NHBC Warranty Remaining • Lovely Semi-Rural Village Location Surrounded By Beautiful Countryside Views And Walks • Landscaped Rear Garden With Patio, Easy Grass & Flower Beds To Include Shrubs & Bushes • Off Street Parking For Two Vehicles • Finished To A High Standard Throughout With Integrated Appliances • Adjacent Field Owned By Parish Council So No Future Developments • Walking Distance To Village Center With Local Primary School

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 the 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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