RAFFERTY & PICKARD

8 Penny Close, Boughton Monchelsea, Maidstone, Kent, ME17 4FL

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£750,000 - £775,000

- 5 Bedroom Detached Home Built by Esquire 2019 and Presented in Show-Home Condition
- Exclusive Gated Development of Just 8 Detached Houses
- Sociable Open Plan Kitchen-Breakfast-Family Room with Quartz Worktops and French Doors to Garden
- Sitting Room with Log Burner and Separate Formal Dining Room
- Principal Bedroom with Walk-Through Wardrobe and Large En-suite
- First Floor Family Bathroom and Second Floor Shower Room
- Double Garage and Driveway for 2 Cars
- Wrap-Around Gardens (total plot IRO 0.2 Acres TBV)
- Around 30 Minutes By Car to Ebsfleet International with Trains to St Pancras in as little as 17 Minutes
- Opposite Cornwallis School (Ofsted Good) and Close to 2 Primary Schools (Both Ofsted Good)

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About this home

*** This property is being offered chain-free ***

If you're searching for a spacious detached family home with a generous wrap-around garden (overall plot IRO 0.2 acres), surrounded by countryside yet within easy reach of excellent schools, Maidstone and a sub-one-hour commute to London, this exceptional property deserves your attention. Built in 2019, this beautifully presented home is set within an exclusive gated development of just eight detached properties and enjoys an enviable position bordering open farmland.

Designed with modern family living in mind, the heart of the home is the impressive open-plan kitchen, breakfast and family room. With French doors opening onto the sunny rear garden, it provides the perfect space for both everyday life and entertaining. Complementing this is a cosy living room featuring a log burner, along with a versatile additional reception room that could serve as a formal dining room, playroom or separate snug for older children.

The first floor offers a spacious principal bedroom complete with a walk-through dressing area and en-suite shower room. There are four further well-proportioned bedrooms, a contemporary family bathroom and an additional shower room on the top floor, making this an ideal home for growing or multi-generational families. Occupying a larger plot than many modern homes, the property offers excellent outdoor space and the potential to extend to the side, subject to the necessary planning permissions. Parking is well catered for, with a double garage and driveway parking for two vehicles, accessed via a private driveway and electric five-bar gate.

Owners Comments

"We have loved living in this house and have really made it into our dream home.

The kitchen, adjoined dining room and garden have provided excellent space for christmasses, summer parties and family gatherings.

The open views to the garden and cherry farm next door, make this home feel bright and open. The matured garden has plenty of space with a pergola and veg patch.

During autumn and winter, we use the log burner to keep the house cosy and warm.

The local area is also very special, with lovely pubs in walking distance, many more with easy access in Staplehurst and West Malling. Surrounded by orchards, you'll also find lovely walks in every direction.

We're relocating to Greece, for a slower lifestyle, otherwise this would be our forever-home. We hope you enjoy it as much as we have!"

Approx. Gross Internal Floor Area 2255 sq. ft / 209.65 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

About the area

Set within an exclusive gated development of just eight detached homes, this property enjoys a desirable position bordering open farmland in the sought-after village of Boughton Monchelsea. Located to the south of Maidstone, Boughton Monchelsea offers the perfect balance of countryside living and convenient access to the town centre. The surrounding area is renowned for its network of scenic public footpaths, including the famous Greensand Way, a picturesque 108-mile route following the Greensand Ridge.

There is an abundance of leisure opportunities nearby. Residents can enjoy seasonal visits to the gardens at Boughton Monchelsea Place, a game at Linton Park Cricket Club, or family days out at Buttercups Sanctuary for Goats. The historic Leeds Castle, with its year-round programme of events, is approximately 12 minutes away by car. Golf enthusiasts are particularly well catered for, with championship courses at Leeds Castle Golf Club, Bearsted Golf Club and Delta Hotels by Marriott Tudor Park Country Club all within a 15-minute drive. For dining and socialising, The Bull Inn is less than a mile away and offers a selection of cask and keg ales, quality dining and a spacious garden with far-reaching views. Alternatively, the family-friendly The Curious Eatery is approximately 0.7 miles away.

The property is ideally placed for families, situated directly opposite The Cornwallis Academy. Highly regarded local schools include Loose Primary School, approximately 1.5 miles away, and Boughton Monchelsea Primary School, around 0.7 miles from the property. The neighbouring village of Sutton Valence is also home to the well-regarded independent Sutton Valence School. For commuters, Ebbsfleet International railway station is approximately 30 minutes away by car, offering high-speed services to London St Pancras in as little as 17 minutes. Alternatively, Marden railway station is around 5.1 miles away, with regular services to London Bridge taking approximately 47 minutes.

About Us

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

Contact Us

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