



Church Street, Maidstone, ME17 4HW  
Offers in excess of £275,000 Freehold



Located in Kent's picturesque and popular village of Boughton Monchelsea, near Maidstone, this lovely cottage offers a wonderful mix of period charm and contemporary living. The house is believed to date back to circa 1825 and has extended to the rear. The period features include the fireplaces with exposed brickworks in the lounge and bedroom.

Boughton Monchelsea and nearby village of Coxheath and Chart Sutton offer a selection of local shops, post office, pubs, parks/green spaces, primary and secondary schools. Whereas nearby Maidstone provides a good selection of shops, restaurants, parks, services, library and the main local hospital.

The property's benefits include: two reception rooms, modern fitted kitchen, bathroom with white four piece suite, period features, under stairs storage, built in wardrobe to bedroom two, loft storage, gas central heating, front garden and rear cottage garden with shed.

#### **Lounge**

12'9 x 11'3 (3.89m x 3.43m)

#### **Dining room**

10'0 x 7'2 (3.05m x 2.18m)

#### **Kitchen**

8'10 x 6'5 (2.69m x 1.96m)

#### **Bathroom**

8'10 x 5'9 (2.69m x 1.75m)

#### **Stairs and Landing**

#### **Bedroom One**

12'9 x 11'3 (3.89m x 3.43m)

#### **Bedroom two**

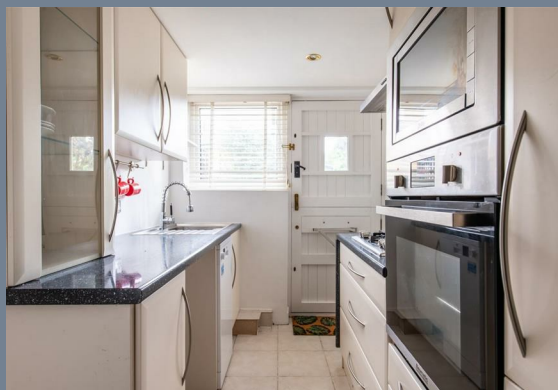
10'2 x 7'2 (3.10m x 2.18m)

#### **Rear Garden**

33'10 x 13'6 (10.31m x 4.11m)

**Council Tax: BAND C**

**Tenure: FREEHOLD**





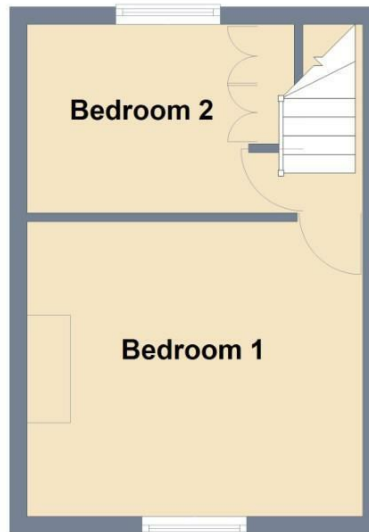




## Ground Floor



## First Floor



Total area: approx. 55.3 sq. metres (594.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>87</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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