



Hermitage Lane, Boughton Monchelsea, ME17 4DA
Guide price £350,000 Freehold

Guide Price £350,000 – £375,000.
 Situated along a country lane on the outskirts of the popular village locations of Boughton Monchelsea and Chart Sutton, while less than ten minutes drive from Staplehurst Station with its London services. The Homes Group are delighted to offer this beautifully presented two bedroom cottage which has stunning views across open fields to the front and rolling countryside to the rear.

The entrance hall leads into the living room which has an impressive cast iron log burner and oak flooring. The country style kitchen is located to the rear of the property with built in appliances including an electric oven and hob, leading from the kitchen is the conservatory which is used as a dining area.

From the conservatory you step out into the well established south facing 70' rear garden which has a lovely patio area at the very end of the garden where the current owners have spent many afternoons and evenings taking in the view.

Back in the house the stairs in the entrance hall lead up to the two double bedrooms and bathroom with its four piece suite and underfloor heating. All three rooms benefit from the fore mentioned views across the local countryside too, while both the bedrooms benefit from built-in storage/wardrobes and reclaimed oak floors.

The cottage also comes with a separate piece of land at the end of the terrace of houses which provides parking for several cars and also benefits from a sizable wooden shed.

Entrance hall

Lounge

13'1 x 11'11 (3.99m x 3.63m)

Kitchen

12'5 x 9'0 (3.78m x 2.74m)

WC

3'6 x 3'3 (1.07m x 0.99m)

Conservatory

11'9 x 9'7 (3.58m x 2.92m)

Bedroom one

13'0 x 10'1 (3.96m x 3.07m)

Bedroom two

10'11 x 8'11 (3.33m x 2.72m)

Bathroom

7'10 x 7'0 (2.39m x 2.13m)

Front garden/parking

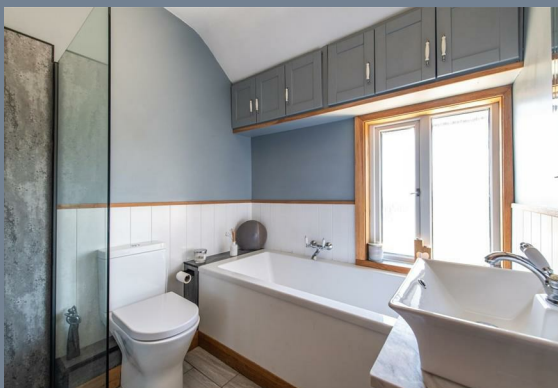
Rear garden

Additional land/Parking

approx 60' x 24' (approx 18.29m x 7.32m)

Council Tax: Band C

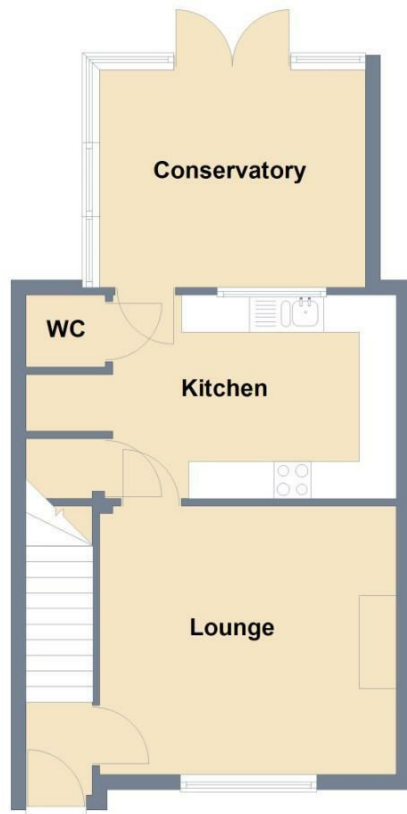
Tenure: FREEHOLD





Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)

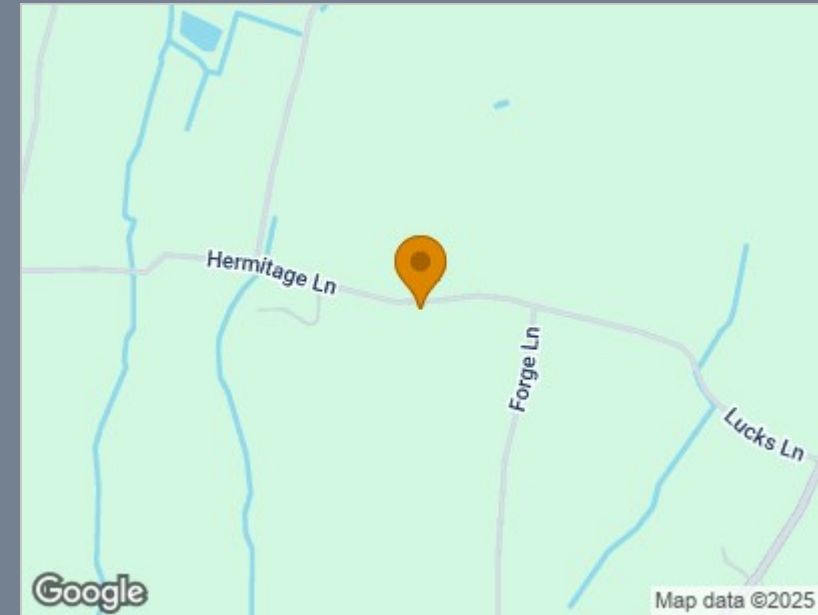


First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 75.6 sq. metres (813.6 sq. feet)



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | 56 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.