



11 Bridge Cottages The Quarries
Boughton Monchelsea, Maidstone
ME17 4NH

Guide Price £300,000 to £325,000

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Description

A beautiful Georgian dressed ragstone end of terrace cottage, Grade II listed, originally built in 1827 with sash windows and a pretty canopy beneath a slate roof. Located in the Quarries which is positioned just below Boughton Monchelsea Village, renowned for its fine selection of dressed ragstone cottages in this sought after conservation area. Delightfully presented and decorated with snug and cosy accommodation featuring oak flooring to the lounge and dining room and limestone flooring to the kitchen and bathroom. Bedrooms with stripped pine flooring and exposed brickwork. 50 ft long garden with rear vehicular access and parking. Useful outbuilding in need of improvement.

Location

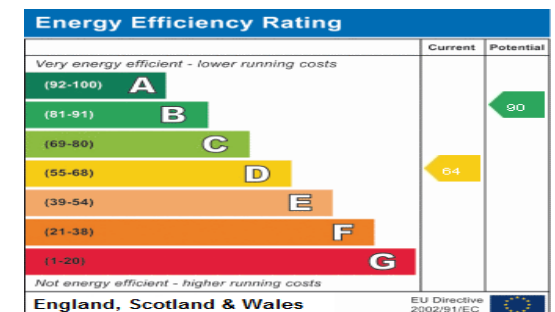
Boughton Monchelsea village has its own highly regarded infant and junior school, together with a popular secondary school, Gastro pub, community centre and play area. Maidstone offers the County town offers a comprehensive selection of amenities consistent with its County town status, which include two museums, theatre, County library, multi-screen cinema and two further railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

C

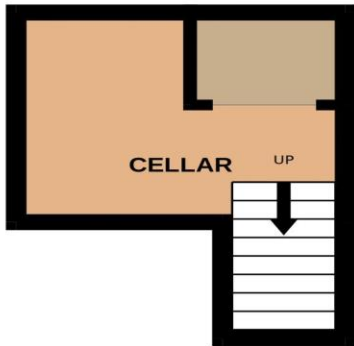
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

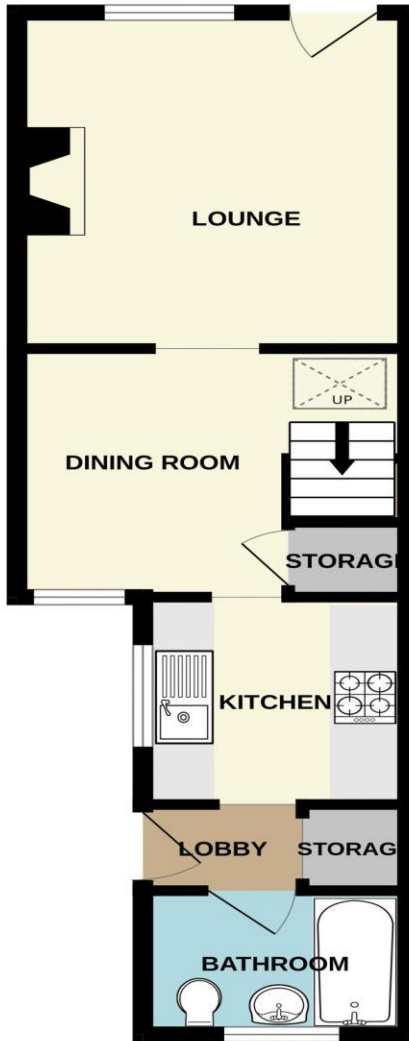


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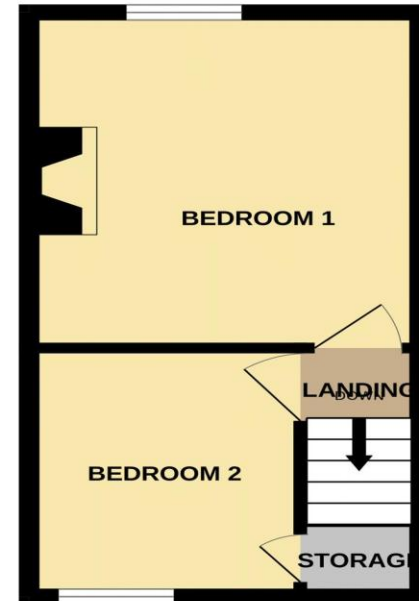
BASEMENT
88 sq.ft. (8.2 sq.m.) approx.



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE CANOPY

Delightful entrance canopy with timber pillared support, outside lantern, half glazed entrance door.

OPEN PLAN LOUNGE / DINING

Open plan lounge / dining room with continuous oak flooring.

Lounge

12' 5" x 11' 2" (3.78m x 3.40m)

Recess fire place with fitted wood burning stove and timber mantel, sash window to front, Western aspect, double radiator, recess low voltage lighting.

Dining Room

11' 2" x 9' 3" (3.40m x 2.82m)

Understairs recess and cupboard, staircase to first floor, window overlooking rear garden, Eastern aspect, recess low voltage lighting, wide access to:

KITCHEN

Fitted with units, dove grey door and drawer fronts with puter effect fittings and oak block work tops and upstand, period style mixer tap with belfast sink, metro tiling, double aspect windows, limestone flooring, integrated fridge freezer, space for washing machine, gas cooker with oven and grill,

REAR LOBBY

Door to garden, storage cupboard, limestone flooring.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 12' 5" x 11' 2" (3.78m x 3.40m)

Natural brick chimney breast and fireplace, stripped pine flooring, radiator, sash window to front, Western aspect.

BEDROOM 2 9' 3" x 8' 6" (2.82m x 2.59m)

Window overlooking rear garden, radiator, over stairs storage cupboard with gas fired boiler supplying central heating and domestic hot water.

ON THE LOWER GROUND FLOOR

CELLAR 9' 5" x 7' 9" (2.87m x 2.36m)

Useful cellar storage, approached by a trap door and staircase from the dining room.

BATHROOM 7' 7" x 5' 4" (2.31m x 1.62m)

White suite with black fittings comprising panelled bath with mixer tap and separate shower over, pedestal wash hand basin, low level wc, fully tiled walls, radiator, window to rear.

OUTSIDE

The gardens are arranged extensively to the front of the property and extend to 50ft. Pleasantly screened from the road by conifers, lawned area, extensive paved patio with a South facing ragstone wall, shrub boarders. Side pedestrian access. To the rear is a parking area with space for one vehicle, detached brick and ragstone store in need of improvement.

Directions

From Maidstone leave in a southerly direction on Stone Street, a continuation of which is the Loose Road, A229. Proceed for approximately 3/4 mile, bearing right, continuing along the Loose Road, at the Wheatsheaf Public House. Upon passing the Fire Station and Boughton Parade shops on the left, turn left into Boughton Lane, passing the New Line Learning School, continue proceeding down Bottlescrew Hill and The Quarries will be found at the bottom of the hill on the left and Bridge Cottages will be found at the bottom of the hill on the left as indicated by our sign board.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

