



# Lambert & Foster



## 10 CHURCH STREET

BOUGHTON MONCHELSEA | KENT | ME17 4HW

*A mid terrace cottage, providing well proportioned, three bedroom accommodation for updating, including a sitting room/dining room 20ft and an approximately 72ft rear garden with private parking for approximately 1/2 vehicles, all occupying a convenient central village location.*

Guide Price £315,000

FREEHOLD







## 10 CHURCH STREET

BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4HW

10 Church Street is an older, middle terrace cottage presenting rendered elevations, set with replacement UPVC double glazed windows, beneath a pitched slate tile roof with flat roof to the two storey rear extension. The well proportioned accommodation is arranged over two floors and now presents an opportunity for updating and improvement. An entrance porch opens into the open plan sitting room/dining room with gas fire (not in current use). Within this room is access to a cellar. The kitchen has fitted base and eye level units, round edge work surfaces set with 1 1/2 bowl stainless steel sink unit, Leisure electric free standing oven, Beko washing machine, a wall mounted Baxi gas fired boiler providing central heating and domestic hot water and an aspect to rear overlooking the garden. Also on the ground floor is a cloakroom and porch. Three bedrooms are arranged over the first floor landing, comprising one double bedroom with built-in shelved cupboard and a wardrobe. Bedrooms two and three are single bedrooms both with an aspect to rear. The bathroom is fitted with a coloured suite.

Outside, to the front is an area of garden bordered by hedging, a picket fence with a wrought iron gate. The rear garden is a feature, extending to approximately 72 ft laid to lawn with a paved patio and a timber shed. Beyond the wooden pedestrian gate is private parking for approximately one to two vehicles.

10 Church Street is a level walk of the simple village amenities including the village green, primary school, village hall, recreation ground, pub, post office and a community arts centre which is situated at Marlpit Farm. The County Town of Maidstone provides a comprehensive range of amenities, professional services and both state and grammar schools. A mainline station at Staplehurst village provides fast and frequent services to London, Charing Cross. Ready access to the M20, junction 9, is at Leeds Castle approximately 5.5 miles





- Total floor area approx. 801sqft/74 sqm
- Entrance and separate side porch
- Sitting room/dining room
- Cellar
- Kitchen

- Three bedrooms (one double, two singles)
- Bathroom
- Front and rear approximately 72 ft lawned garden
- Parking
- Central village location

**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**WHAT3WORDS:** reds.locker.stacks

**TENURE:** Freehold

#### **SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas fired central heating

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**COUNCIL TAX:** Band C **EPC:** D (61)

#### **MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## Church Street, Boughton Monchelsea, Maidstone, ME17

Approximate Area = 801 sq ft / 74.4 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). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1296634

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