



Lambert & Foster



47 CHURCH STREET

BOUGHTON MONCHELSEA | MAIDSTONE | KENT | ME17 4HN

A mid terrace period cottage, providing well proportioned, three bedroom accommodation set over three floors, including a sitting/dining room and generous rear garden with off road parking for one vehicle, all occupying a convenient central village location.

Guide Price £340,000

FREEHOLD





47 CHURCH STREET

BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4HN

47 Church Street is a period, middle terrace cottage presenting rendered elevations, set with replacement UPVC double glazed windows, beneath a pitched tiled roof with flat roof to the two storey rear extension. The well proportioned accommodation is arranged over three floors and comprises of; entrance porch, sitting room/dining room with exposed brick and beams, kitchen with stable door to rear garden, to the first floor, two double bedrooms and a family bathroom, to the second floor, bedroom three.

Outside, to the front is off road parking for one vehicle. The rear garden is a fine feature and laid mainly to lawn with a large, paved patio area, further decked area and two timber sheds.

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 Marpit 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. 895sqft/83 sqm
- Entrance porch
- Sitting room/dining room
- Kitchen
- Three bedrooms

- Bathroom
- Generous rear garden
- Off road parking for one vehicle
- Chain free
- Central village location

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

WHAT3WORDS: treaty.slim.yesterday

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band C

EPC: D (65)

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.

47 Church Street, Boughton Monchelsea, Maidstone, ME17 4HN



Approximate Area = 893 sq ft / 82.9 sq m

Limited Use Area(s) = 2 sq ft / 0.1 sq m

Total = 895 sq ft / 83 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Lambert & Foster Ltd. REF: 1296002

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