



Lambert & Foster



BERESFORD COTTAGE

8 THE QUARRIES | BOUGHTON MONCHELSEA | KENT | ME17 4NJ

A detached timber framed period cottage for complete renovation or potential replacement, subject to obtaining all relevant consents, currently providing three bedroom and three reception room accommodation, complemented by a garden, all occupying a favoured location within The Quarries conservation area on the edge of the village. No onward chain.

Guide Price £300,000

FREEHOLD



BERESFORD COTTAGE

8 THE QUARRIES, BOUGHTON MONCHELSEA, KENT, ME17 4NJ

Beresford cottage is a detached period cottage now requiring comprehensive renovation or presenting an opportunity for a replacement dwelling subject to obtaining all relevant consents. The property presents rendered elevations, with some ragstone, with exposed timbers, set with single glazed casement windows, beneath a pitched tiled roof with catslide to rear. The accommodation is arranged over two floors with exposed beams and timbers and is briefly described as follows; sitting room with brickette fireplace, dining room with brickette fireplace, living room with fireplace, cloaks/shower room, simply fitted kitchen, UPVC conservatory, first floor landing three bedrooms.

Outside, a wooden picket gate and pathway lead to the garden running to the front side and rear laid to rough lawn.

Agents Note: Beresford Cottage is subject to an Order from Maidstone Borough Council which requires resolving problems in the property (e.g. fixing the gas fired central heating boiler) to enable human habitation. A copy of the order is available for inspection.



- A detached cottage for complete renovation/replacement dwelling subject to PP
- Sitting room with fireplace
- Dining room with fireplace
- Living room with fireplace
- Kitchen and cloaks shower room

- First floor landing
- Three bedrooms
- Garden
- The Quarries Conservation Area
- No onward chain

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

WHAT3WORDS: Sheep.soccer.takes

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Currently unable to confirm

Heating: Currently unable to confirm

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: TBC **EPC:** N/A

BROADBAND & 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.

8 The Quarries, Boughton Monchelsea, Maidstone, ME17 4NH

Approximate Area = 1405 sq ft / 130.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Lambert and Foster Ltd. REF: 1202864

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