



# Lambert & Foster



## 52 THE QUARRIES

BOUGHTON MONCHELSEA | MAIDSTONE | KENT | ME17 4NJ

*A terraced cottage in need of complete renovation, providing two bedroom accommodation complemented by a courtyard and a rear detached garden, all occupying a favored location within The Quarries conservation area on the edge of Boughton Monchelsea village. No onward chain.*

Guide Price £212,500

FREEHOLD





## 52 THE QUARRIES

BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4NJ

52 The Quarries is a terraced cottage with origins dating back to circa 1879, presenting brick and stone elevations beneath a pitched roof.

The accommodation is arranged over two floors and now requires a comprehensive renovation. Arranged over the ground floor is a sitting room with feature fireplace, kitchen/dining room and family shower room. Arranged over the first floor is the main bedroom with additional dressing area and bedroom two which is also a double bedroom.

Outside, there is a courtyard garden laid to patio with steps down onto the shared resident's pathway which leads you to your own private detached garden with greenhouse and storage outbuilding.

Agents Note: Due to the current condition of this property, we ask that you check with your financial advisor to see if lending (high street mortgage) is a viable option. Please also note that respective houses (no.8, no.48, no.52 and no.54) are all currently being marketed for sale with the seller's agent.





- A terraced cottage for complete renovation
- Sitting room
- Kitchen/dining room
- Ground floor shower room
- Two first floor bedrooms

- Main bedroom with dressing area
- Courtyard and private detached garden
- Gas fired central heating
- Conservation area
- No onward chain

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

**WHAT3WORDS:** holds.plank.pints

**TENURE:** Freehold

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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

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

**COUNCIL TAX:** Band C    **EPC:** E (54)

#### **BROADBAND & MOBILE COVERAGE:**

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

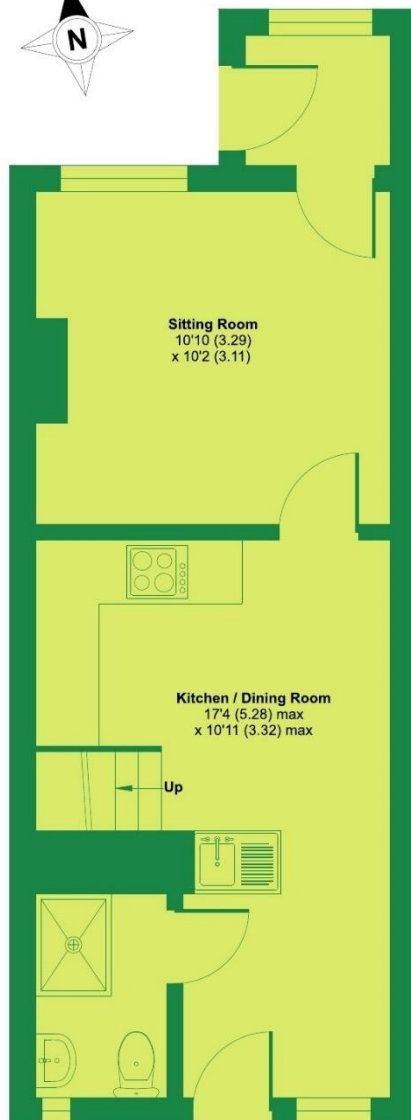


For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

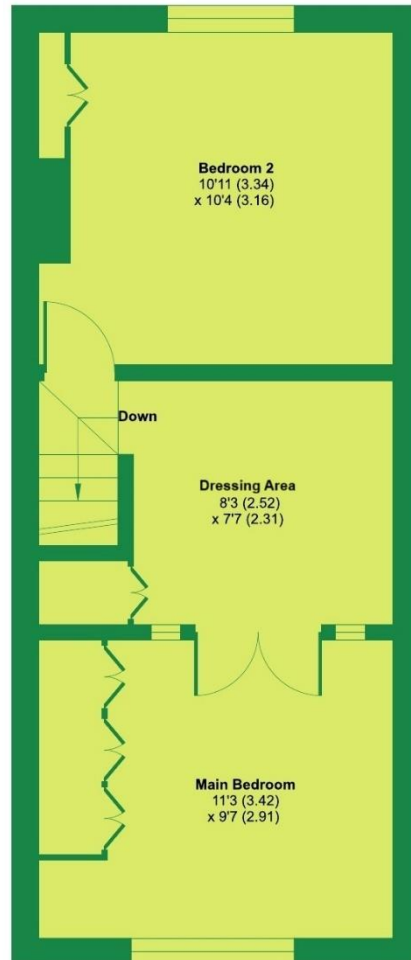
## The Quarries, Boughton Monchelsea, Maidstone, ME17

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1202882

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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#### HYTHE, KENT

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#### CRANBROOK, KENT

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