

Bluebell

ESTATES



Three Cliffs, Cliff Hill, Boughton Monchelsea, Maidstone, ME17 4NQ
GUIDE PRICE £650,000 - £700,000

About this property.....

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A peaceful countryside retreat with space for family and entertaining

Tucked away in a secluded rural setting, 'Three Cliffs' is a spacious and versatile family home designed for both relaxed living and effortless entertaining - it offers the perfect balance of tranquility and practicality.

A light-filled porch provides a calming welcome and year-round enjoyment of the outdoors. The heart of the home is the expansive kitchen, breakfast and dining room—designed to keep everyone connected, whether cooking, hosting, or enjoying a garden party through the French doors that lead directly outside. For more formal occasions, the generous dining area comfortably seats ten or more.

The large lounge adapts beautifully to the seasons—with triple-aspect windows and French doors bringing in summer breezes, and a wood-burning stove making it the ultimate winter retreat. A separate split-level snug/family room adds further flexibility.

Upstairs, four double bedrooms include a stunning principal suite with full-height windows and a luxurious en-suite featuring a freestanding bath, shower and twin basins. A unique split-level second bedroom offers a walk-in wardrobe and space for sleepovers, while bedrooms three and four enjoy views over the private garden.

Outdoors, the home is wrapped in generous gardens with a patio, lawn, log store, a fantastic outdoor kitchen and bbq area and the real cherry on the top is the sauna. The garden provides a truly wonderful space to relax with family and friends. A large detached double garage with electric doors sit alongside a block-paved drive with parking for several vehicles and the convenience of an EV charger. An array of solar panels contribute to excellent energy efficiency, with an EPC rating of C and income from the high-rate feed-in tariff. For the first quarter of 2025, the feed-in tariff payment was approximately £440.

So to see what this superb family home has to offer, please get in touch.

Situation.....

Set in a sought after conservation area, this home enjoys a peaceful countryside setting with all the convenience of nearby Maidstone. Boughton Monchelsea lies on the southern edge of the town and offers the perfect blend of rural charm and urban accessibility.

This expansive village has the convenience of a post office and village shop and is surrounded by rolling landscapes and crisscrossed with scenic public footpaths, including the renowned Greensand Way - a 108-mile trail beloved by walkers and dog owners alike. Just a short stroll away, the summer-only gardens of Boughton Monchelsea Place offer a picturesque escape, while the nearby Buttercups Goat Sanctuary is a hit with families. Sports enthusiasts can enjoy cricket at the nearby Linton Park Cricket Club, or tee off at one of several excellent golf courses within a 20-minute drive, including those at Leeds Castle, Bearsted, and Tudor Park.

The local area offers a welcoming pub scene, with the Curious Eatery gastro pub just a 10 minute walk away, The Bull Inn at Linton just over two miles away, boasting panoramic views, craft ales, and a relaxed atmosphere. Closer still is the historic Cock Inn, a village favourite since 1568 just 0.7 miles away.

Families are well-catered for with a choice of well-regarded schools. Boughton Monchelsea Primary and Cornwallis Academy (secondary) are both rated 'Good' by Ofsted and within a five minutes' drive, while the highly sought-after Loose Primary (rated 'Outstanding' prior to academy conversion) is just under two miles away. Sutton Valence, a neighbouring village 3.6 miles away, is home to one of the UK's most respected independent schools.

Commuters have excellent options. For London travel, Marden station (6.4 miles) offers direct trains to London Bridge in under 50 minutes, while Ebbsfleet International—with high-speed services to St Pancras in just 19 minutes—is around a 41-minute drive.



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What the owner says

Three Cliffs has been everything we hoped for in a family home - safe, spacious, and perfect for raising our children. We've cherished village life, from morning walks to the local school to the fantastic dog-friendly trails right on our doorstep. The vibrant community and wonderful places to eat and drink have made living here an absolute joy.

This home has been the heart of countless gatherings, effortlessly hosting family and friends. The south-facing garden is a true suntrap - ideal for barbecues, evenings in the sauna, and winding down around the fire pit as the stars come out. There's always space for guests to stay over, making the most of every chance to get together. In winter, with the log store stocked, it's all about cosy afternoons, crackling fires, and leisurely roast dinners.

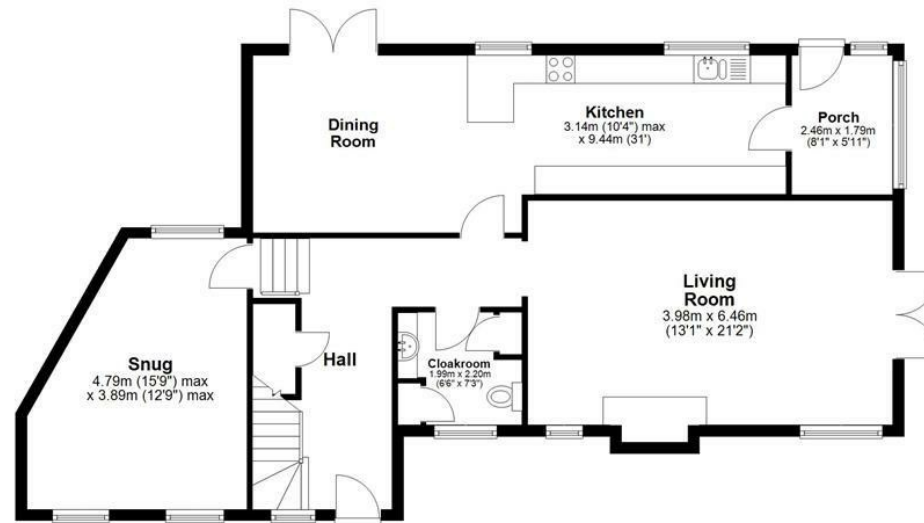
The Quarries is a truly special place - picturesque, steeped in history, and home to a warm and welcoming community, many of whom have lived here for generations. Saying goodbye is bittersweet, but we know Three Cliffs is ready to bring its magic to new owners. It's an extraordinary home, full of character and memories, with so much more to give.



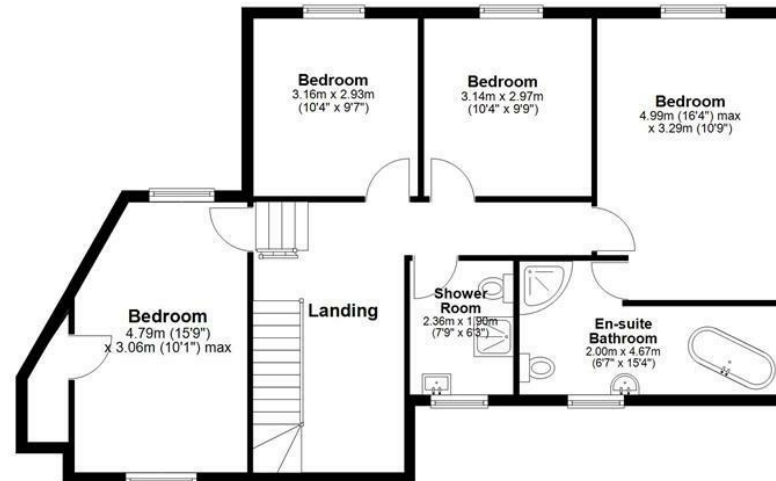


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Ground Floor



First Floor



Total area: approx. 176.3 sq. metres (1897.3 sq. feet)

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





