



**10 Ragstone Fields, Boughton Monchelsea, Maidstone, ME17 4GF**  
**Offers In Excess Of £325,000**



**FABULOUS THREE BEDROOM HOME SITUATED IN A QUIET CUL DE SAC**

This impressive 3 bedroom home is situated in the sought-after village of Boughton Monchelsea, offering a peaceful and tranquil setting whilst still being within easy reach of local amenities. The property boasts a range of features that make it a desirable family home, including an en-suite to the main bedroom, a manicured garden and off-street parking for 2 cars.

On the ground floor, there is a bright and spacious living room with large windows that allow plenty of natural light to flood in. The room is tastefully decorated and has a homely feel, making it the perfect place to relax and unwind. The fitted kitchen is modern and stylish, and comes fully equipped with integrated appliances, including a dishwasher, oven and hob. There is also a separate dining area which overlooks the rear garden, offering a perfect space for family meals and entertaining.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from an en-suite bathroom with a shower, whilst the remaining two bedrooms share a family bathroom which has been tastefully designed and includes a bathtub.

Outside, the garden is a real highlight of the property. It has been thoughtfully landscaped and features artificial grass, making it low-maintenance and perfect for children and pets to play on. There is also a patio area which is ideal for outdoor dining and entertaining. To the front, there is a driveway providing off road parking for two cars.

This property is located in a quiet and peaceful residential setting, yet it is within easy reach of local amenities, including shops, pubs and schools. It also benefits from excellent transport links, with easy access to major roads and public transport, including mainline services to London. Overall, this is a fantastic family home which offers comfortable and stylish living, both inside and out. Call Page and Wells to book your viewing today



## TO THE GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room 14'10 x 12'7 (max) (4.52m x 3.84m (max))

Dining Room 10'10 x 8'2 (3.30m x 2.49m)

Kitchen 10'10 x 7'5 (3.30m x 2.26m)

## TO THE FIRST FLOOR

Landing

Bedroom 1 10'10 x 10'4 (max) (3.30m x 3.15m (max))

Ensuite

Bedroom 2 9'7 x 7'10 (2.92m x 2.39m)

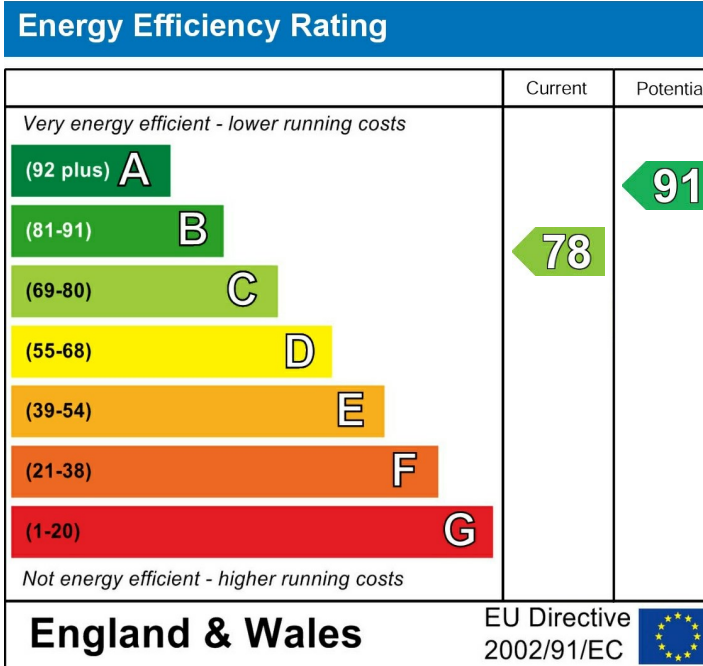
Bedroom 3 7'9 x 6'4 (2.36m x 1.93m)

Family Bathroom

## EXTERNALLY

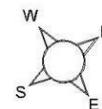
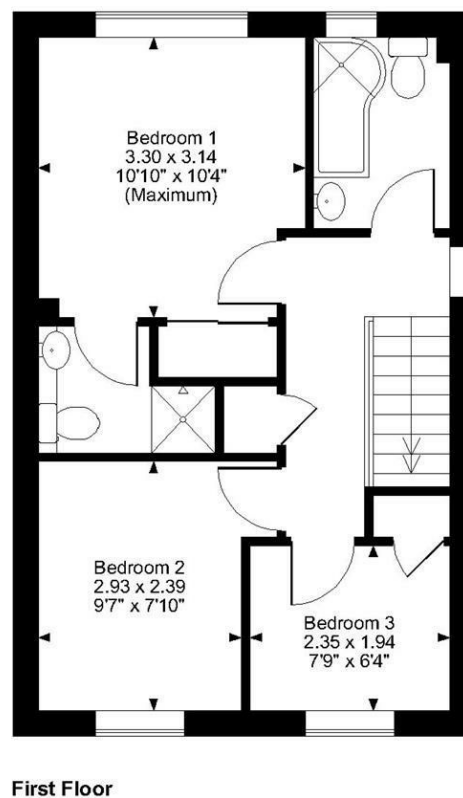
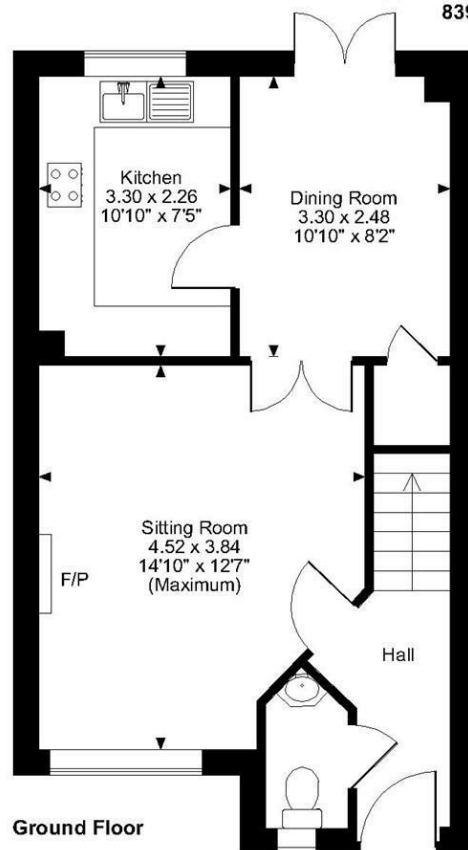
Driveway to the front

Neatly Enclosed Rear Garden





**Ragstone Fields, Boughton Monchelsea, Maidstone**  
**Approximate Gross Internal Area**  
**839 Sq Ft/78 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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