



BOUGHTON MONCHELSEA

KENT

JACKSON-STOPS 

2 WIERTON CORNER COTTAGES,
WIERTON HILL, BOUGHTON MONCHELSEA, KENT, ME17 4JT

ATTRACTIVE SEMI-DETACHED PERIOD COTTAGE SET IN A RURAL LOCATION JUST OUTSIDE THE VILLAGE OF BOUGHTON MONCHELSEA * NO ONWARD CHAIN *



DESCRIPTION

2 Wierton Corner Cottages is a delightful semi-detached ragstone and brick cottage under a slate roof located in the rural conservation area of Boughton Monchelsea.

Dating from circa 1860, the house exhibits period details such as working and feature fireplaces, wood latch doors and sash windows, along with modern conveniences such as a new wood burning stove in the sitting room and the new pellet boiler in the kitchen which provides the property with hot water and heating. There is lapsed planning permission, granted in 2022, for a part single storey and part two storey extension - Maidstone Borough Council Ref: 22/503721/FULL.

2 Wierton Corner cottages sits in a generous plot, with a large terrace, plus a rear garden mostly laid to lawn and enclosed by close board fencing. To the side of the property is a driveway which comfortably provides parking for two vehicles.

FEATURES

- Entrance hall into sitting room, wood burning stove housed in wood fire surround with tiled hearth, double glazed sash window and door to lane (not currently in use)
- Double aspect dining room with stairway to first floor and trap door to cellar
- Cellar with concrete floor and good ceiling height
- Kitchen with white painted base and wall units, wooden work surfaces, ceramic wall and floor tiles, floor standing wood pellet boiler, larder cupboard and door to rear garden
- First floor double bedroom with feature fireplace, double glazed sash window and cupboard
- Cloakroom with WC and hand basin with vanity unit
- Bathroom with bath, separate shower, and hand basin with vanity unit
- Study/dressing room area with second set of stairs leading to
- Further double bedroom with fitted wardrobes and double glazed window overlooking garden
- Generous sized garden with small pond and two sheds.

SITUATION

2 Wierton Corner Cottages is situated on a quiet lane on the outskirts of the village of Boughton Monchelsea. The village offers a number of services including a village shop with Post Office, village pub, the Parish Church of St Peters, recreation ground and primary school.

The nearby County Town of Maidstone is a short drive away and offers a comprehensive range of shops, restaurants, public houses and amenities including the Hazlitt Theatre, and Mote Park with its extensive grounds, leisure and recreational facilities.

A variety of state and private schools in the area catering for children of all ages include Sutton Valence Junior and Senior Schools, Boughton Monchelsea Primary School and numerous secondary and grammar schools in Maidstone.

Maidstone and Staplehurst stations provide frequent commuter services to London Bridge, Cannon Street and Charing Cross with journey times from under an hour. The A21 and the M20 give access to the M25 for Heathrow and Gatwick Airports, Ashford International, coastal ports and the city.

Staplehurst 3.5 miles | Maidstone 5.8 miles
M20 6.6 miles

(All distances are approximate)

what3words///coverings.events.digested



PROPERTY INFORMATION

- Services: Mains electricity, water, private drainage
- Local Authority: Maidstone Borough Council
- Council Tax band: E (£2999.63 for 2026/7)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation
- Planning permission has lapsed for erecting a part single storey and part two storey extension - Maidstone Borough Council Ref: 22/503721/FULL.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

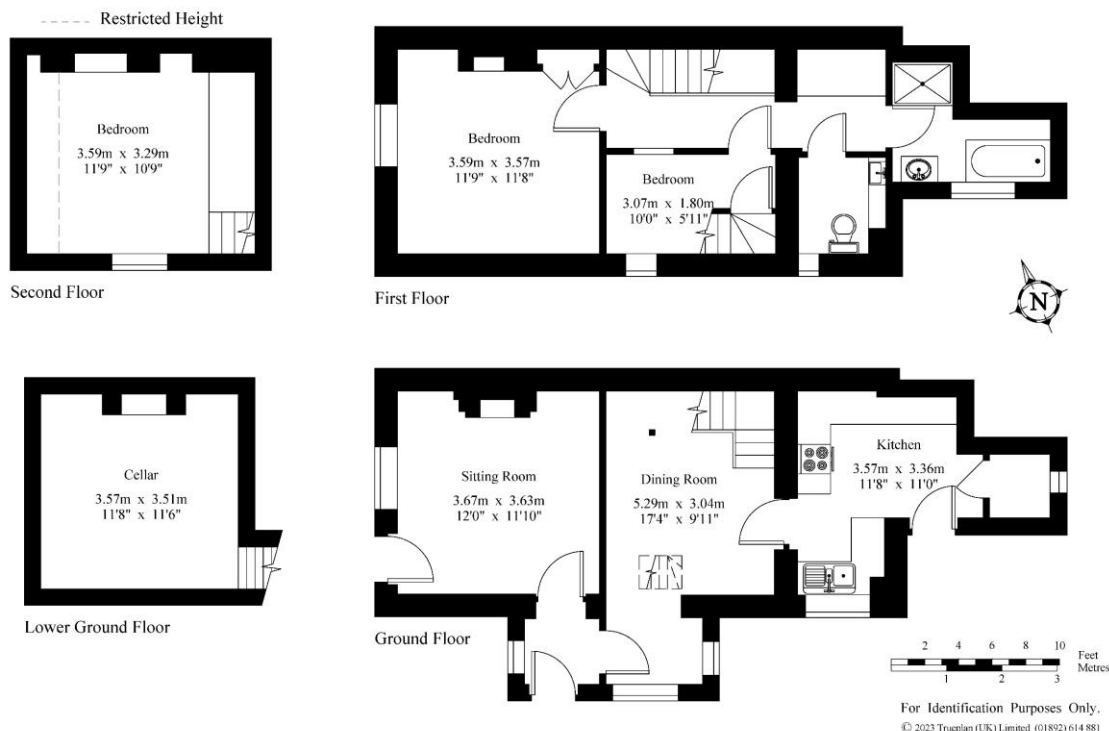
IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

2 Wierton Corner Cottages

Gross Internal Area : 105.4 sq.m (1134 sq.ft.)



DIRECTIONS: From our offices in Cranbrook proceed up Waterloo Road towards the Wilsley Pound roundabout. Take the second exit towards Staplehurst along the A229. Continue through the village of Staplehurst, past the train station and over the bridge for approximately 1.5 miles until you reach Cross at Hand. Take the turning right on to Chart Hill Road passing the Lord Raglan Pub. Just past the pub take the next turning on the left on to Lower Farm Road. After approximately two miles take the next turning on to Long Lane, which will become Wierton Hill. Continue driving up the hill, past David Catt & Sons and 2 Wierton Hill Cottages will be found on the right. Turn into East Hall Lane just past the cottages and the driveway will be found immediately on your right.

KENT AND EAST SUSSEX

01580 720000

cranbrook@jackson-stops.co.uk

jackson-stops.co.uk

onTheMarket.com

rightmove

Zoopa

The Property Ombudsman



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910