



**Harbourland Farm Boxley Road, Boxley, Maidstone, Kent, ME14 3DN**  
**Asking Price £550,000**



A real gem of a period house that has retained much of its original character. Dating from 1651 and worthy of its listing, the farm house offers lovely living accommodation. This is arranged on three floors, together with very useful cellarage, and benefits from secondary double glazing and gas fired central heating.

Set on the Penenden Heath/Boxley border in the parish of Boxley itself, the immediate area offers excellent local amenities. The county town is about 2-miles distant providing a wide range of shopping, educational and social facilities together with 2 mainline stations. There is very easy access from the property to the M20 motorway, providing fast travel to London and the Kent Coastline.

NO FORWARD CHAIN. Internal inspection of this delightful family home, which as been in our client's family for the past 46-years, is recommended by the sole selling agents. Contact: PAGE & WELLS King Street 01622 756703.

EPC: Exempt  
Council Tax Band: F  
Tenure: Freehold



#### GROUND FLOOR:

Entrance door to ...

##### Entrance Hall

Quarry tiled flooring. Wall light point. Door to ...

##### Sitting Room: 15' x 10'6 (4.57m x 3.20m)

Double aspect room with secondary double glazed window to the side elevation. Secondary double glazed window to the front. Feature inglenook fireplace. Recessed alcove with shelving. Exposed beams. Two wall light points.

##### Dining Room: 15'3 x 12'8 (4.65m x 3.86m)

Central inglenook fireplace. Secondary double glazed bay window to the front elevation. Exposed beams. Staircase to first floor. Two wall light points. Door to kitchen. Door to ...

##### Pantry 15'5 x 5'4 (4.70m x 1.63m)

Secondary double glazed window to the front elevation. Quarry tiled flooring. Tiled work surface. Shelf. Exposed wall and ceiling beams. Main gas fired boiler serving central heating and domestic hot water.

##### Kitchen: 20'9 x 7'9 (6.32m x 2.36m)

Excellent range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with cupboards beneath. Cupboard concealing electric meter. Plumbing for washing machine. Part tiled walls. Attractive exposed original brick walling with inset beams. Part glazed door to garden. Door to ...

##### Lobby

Secondary double glazed window. Door to ...

##### Bathroom

Panelled bath with mixer tap and fitted shower. Fitted shower screen. Pedestal wash hand basin. Low-level WC. Tiled walls. Tiled flooring. Secondary double glazed window to the side elevation.

#### LOWER GROUND FLOOR:

##### Cellar: 12'6 x 7'5 (3.81m x 2.26m)

#### FIRST FLOOR:

##### Bedroom 1: 16'2 x 11'4 (4.93m x 3.45m)

Secondary double glazed window to the front elevation. Attractive fireplace with oak bressummer and attractive brick surround. Heavily beamed ceiling. Door to ...

##### En-suite Shower Room

Wash hand basin in vanity unit. Low-level WC. Shower cubicle with shower unit. Exposed beams. Extractor fan. Tiled flooring. Door to ...

##### Walk in Storage/Airing Cupboard

Hot water tank. Fitted shelving. Exposed beams.

##### Bedroom 2: 16'6 x 10'6 (5.03m x 3.20m)

Secondary double glazed window to both front and side elevations. Exposed beams. Attractive fireplace with natural brick surround. Door to ...

##### Dressing Room: 6'9 x 5'4 (2.06m x 1.63m)

Secondary double galzed window to the front elevation. Exposed beams.

#### SECOND FLOOR:

##### Landing

##### Bedroom 3: 12'2 x 10'8 (3.71m x 3.25m)

Secondary double glazed window to the front elevation. Access to spacious storage area.

##### Bedroom 4: 10'10 x 10'4 (3.30m x 3.15m)

Secondary double glazed window to the front elevation. Exposed beams. Original fireplace with oak bressummer.

#### AGENT'S NOTE:

The two attic bedrooms have some restricted head room.

#### EXTERNALLY:

A brick paviour driveway provides extensive parking leading to the side of the house, continuing on, widening and giving excellent parking. Giving access to ...

##### Detached Garage: 18'6 x 9'9 (5.64m x 2.97m)

Up and over door. Personal door. Double aspect.

#### GARDENS

The front garden is laid to lawn with well stocked flower borders. The rear garden is paved with raised brick edged flower beds filled with a variety of shrubs and plants.

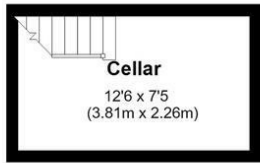
#### VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

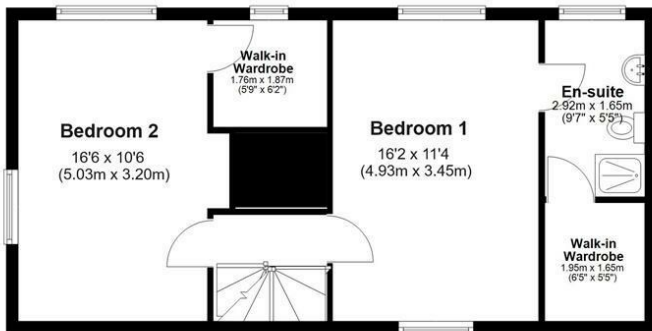
#### DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road. Proceed to the Chilern Hundred roundabout and turn left into Penenden Heath Road. At the mini roundabout turn right towards Boxley. Continue just over the motorway where the property will be found on the left hand side.

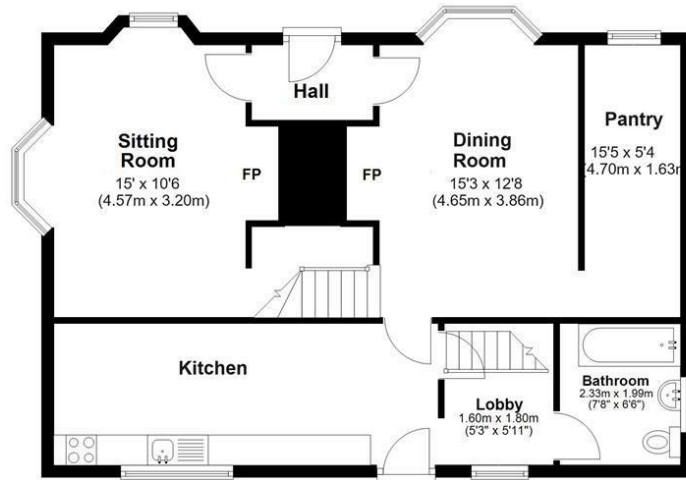
### Lower Ground Floor



### First Floor



### Ground Floor



### Second Floor

