



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1281691



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE
APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

BOCKINGFORD FARMHOUSE

CRIPPLE STREET

MAIDSTONE

ME15 6BE

OFFERS IN REGION OF £700,000

FREEHOLD

EPC REPORT: D





A Rare Opportunity to Acquire a Charming Grade II Listed Georgian Home with Beautiful Wrap-Around Gardens
Bockingford Farmhouse is a distinguished Grade II listed Georgian property, offered to the market for the first time in nearly 60 years. Dating back to the early 19th century, this characterful home features a wealth of period details, including high ceilings, sash windows, and original fireplaces. The property offers spacious, light-filled rooms and is complemented by delightful wrap-around gardens.

The property enters into a welcoming entrance hall with two generously proportioned reception rooms, each with sash windows and period fireplaces. One room benefits from an inglenook fireplace with a wood burner. A concealed door in the hall leads to a useful three-chamber cellar. The double-aspect sitting room has French doors opening to the rear garden, creating a seamless connection with the outdoor space.

Property Features

- Detached Four Bedroom Georgian Family Home
- Grade II Listed
- Wealth Of Character Features Throughout
- Mature Wrap Around Garden
- Detached Double Garage & Off Road Parking
- Bathrooms To Ground & First Floor
- Three Reception Rooms
- Triple Chamber Cellar & Boot Room

The ground floor also includes a dining room with an electric log burner, a boot room, utility room, and a shower room with WC. The kitchen/breakfast room features hand-painted cabinetry and oak worktops, with a walk-in pantry providing additional storage.

On the first floor, the principal bedroom boasts an original fireplace, WC, hand wash basin, and a walk-in wardrobe. Bedrooms two, three, and four are all well-proportioned, with lovely views and access to a family bathroom with a roll-top bath and separate shower.

The property is set within charming, wrap-around walled gardens. To the front, a path leads through beautiful borders and lawn to the entrance, while a side gate provides access to a private courtyard garden. The main garden to one side offers a terrace, lawn, and mature flower beds. There is off-street parking and a detached double garage with electric up-and-over doors.

Located just 0.3 miles from the village of Loose and 1.9 miles from Boughton Monchelsea, the property benefits from a range of local amenities, including shops, schools, pubs, and green spaces. The surrounding area offers scenic walking opportunities, with Hayle Place Nature Reserve and Loose Valley Conservation Area close by. Maidstone (2.7 miles) offers a wider selection of shops and services, and Bluewater Shopping Centre is easily accessible via Junction 2 of the M25. The property is well-served by transport links, with mainline trains from Maidstone East (London Victoria) and Marden (London Charing Cross), as well as a high-speed service from Ashford to London St Pancras in approximately 37 minutes. The M20 (Junction 8) and M25 (Junction 5) are easily accessible, providing routes to Gatwick and Heathrow airports.

MATERIAL INFORMATION Freehold, Council Tax Band: F, EPC Report: D, Broadband: Fibre & Full Fibre

