



St. Andrews Chapel Boarley Lane
Boxley, Maidstone
ME14 3BU
Asking Price £950,000

**St. Andrews Chapel
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Boxley
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Description

The Chapel was built in 1484 housing a relic of Saint Andrew, visited by pilgrims and used as an entry point to Boxley Abbey, founded in 1146 and located a quarter of a mile away. In the intervening years the Chapel was in private hands, including those of Henry VIII and Sir Thomas Wyatt, and subsequently converted to a private dwelling in the late 16th and early 17th centuries. Latterly purchased by the Earl of Aylesford in 1814 and subsequently let to a local farmer. In the 20th century the Chapel was used as the local shop and post office, until 1970, at which point the property fell into disrepair and has been uninhabited for the last 55 years. Owing to the historic significance of the Chapel (Grade II* Listed) the property came to the attention of The Society for the Protection of Ancient Buildings (SPAB) who purchased the property in 2018. SPAB specialise in these historic architectural projects. The repairs have been a long and arduous task, with particular attention to conserving the fabric of the building for posterity. The original features and building craft techniques applied have created the sympathetic dwelling we find today. Bringing the Chapel into 21st century habitation has been a real challenge with efficiency and insulation in mind and what a result we find today. Viewing is essential.

Agents note: St. Andrews Chapel was Listed as Grade II* in 1952. Grade II* Listed buildings are defined as 'particularly important buildings of more than special interest' only 5.8% of Listed buildings in the UK have obtained this Listing.

The property has an air circulation system which works in conjunction with the air sourced heat pump driving period style pillared radiators, which proliferate the interior creating ongoing background heating.

Location

Situated in this popular rural location backing onto farmland with easy access up onto the North Downs and Pilgrims Way. Sandling itself forms a popular hamlet on the northern outskirts of the town with Cobtree Manor Country Park, Pay and Play Golf Course and nature conservation centre, local shops are available at Penenden Heath and provide for everyday needs together with the local Sandling School, catering for infants and juniors. The County town is some 1 ½ miles distant and offers a comprehensive selection of amenities including two railway stations connected to London, theatre, museum, county library and multi-screen cinema. The M20/M2/M25 and M26 motorways are also close by and offer excellent vehicular access to both London, the Medway conurbation and the Channel Ports.

Council Tax Band

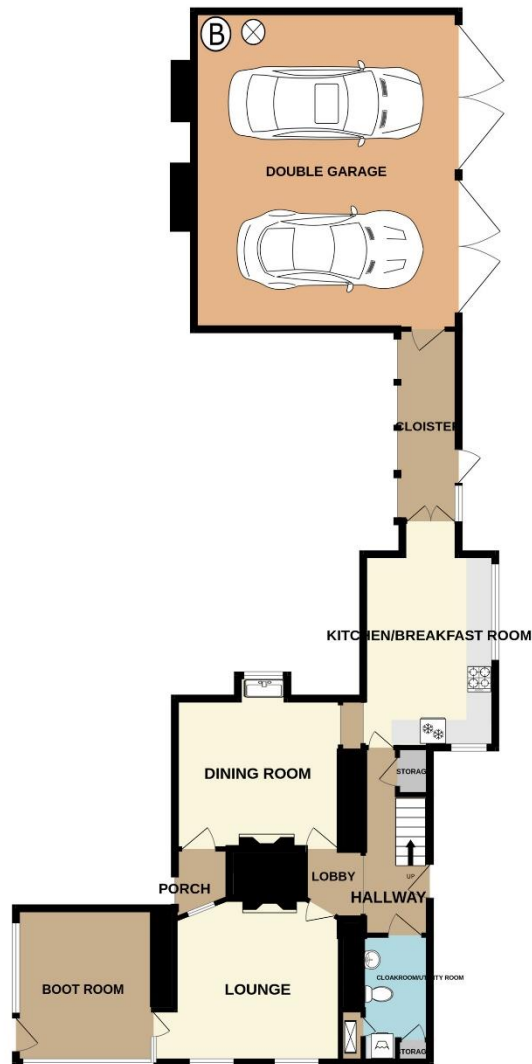
TBC

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
1291 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

Fenestration at the property is an eclectic mix consistent with the various architectural era's from historic stone mullions through to Victorian and Edwardian. There are some original braced doors, however the majority of the internal doors are Victorian and Edwardian with combed and grained finish.

ENTRANCE

Oak double door entrance with low voltage recess lighting and oak entrance door to:

KITCHEN / BREAKFAST ROOM 14' 7" x 10' 0" (4.44m x 3.05m)

Range of low level units with Obeche African whitewood door and drawer fronts with blackened furniture and complementing wood block working surfaces, twin undermount sinks with stainless steel finish and mixer tap, integrated dishwasher and fridge freezer. Range oven with four burner electric hob and extractor hood above, original mullion lancet arched windows with leaded light units to the front with black coated powder steel secondary glazing. Two double cast iron pillared radiators, pitched pine wood block flooring, leaded light window to side with secondary glazing and deep sill, wall light points and cupboard with sensor lighting concealing a glimpse into the properties historic past!

HALLWAY 13' 9" x 5' 0" (4.19m x 1.52m)

Stairs to first floor, understairs storage cupboard, cast iron pillared radiator, stone arched doorways, solid wood original door to the front, vertical cast iron pillared radiator.

DINING ROOM 12' 6" x 11' 4" (3.81m x 3.45m)

Leaded light window with secondary glazing overlooking the garden and fields beyond, fireplace recess, salt glazed stoneware Victorian sink, two double cast iron pillared radiators, solid wood door to outside lobby leading to the garden.

SITTING ROOM 12' 6" x 12' 2" (3.81m x 3.71m)

Pitched pine wood block flooring with Art Deco style lino, 1930's fireplace with tiled surround and hearth, Obeche African whitewood panelling, dual leaded light windows to side with secondary glazing, third window to outside lobby area, two cast iron pillared radiators, wall light points, door to:

BOOT ROOM 12' 0" x 11' 7" (3.65m x 3.53m)

Formerly a the shop / post office (an Edwardian addition), this room is extensively timber panelled with exposed floorboards and a high vaulted ceiling, double aspect windows flooding the room with light, north and western aspects.

CLOAKROOM / UTILITY ROOM 9' 3" x 5' 9" (2.82m x 1.75m)

Brick flooring, window to front, double cast iron pillared radiator, white suite with blackened furniture, low level WC with concealed cistern, wash hand basin with mixer tap, exposed Kentish ragstone wall, work surface and two cupboards with Obeche African whitewood door fronts, one housing the electrical consumer units and one housing the Invacyl fully pressurised water system, washing machine.

ON THE FIRST FLOOR

LANDING 9' 10" x 6' 7" (2.99m x 2.01m)

Leaded light window to front with secondary glazing, carved beam with bullnose moulding, vertical cast iron pillared radiator.

BEDROOM 1 13' 7" x 14' 1" (4.14m x 4.29m)

Stunning 11' 6" vaulted ceiling, leaded light window to side with secondary glazing, exposed floorboards, two double cast iron pillared radiators, 1930's fireplace with tiled surround with slate inset and hearth, built-in wardrobe cupboard, walk in store cupboard which has potential to become a small en-suite or dressing room with its own cast iron pillared radiator, electric and cupboard housing air circulation system.

BEDROOM 2 12' 5" x 11' 2" (3.78m x 3.40m)

Carved beam with bullnose moulding, 12' 7" vaulted ceiling, leaded light window with secondary glazing with stunning views over the garden and countryside beyond, two cast iron pillared radiators, exposed floorboards.

2ND LANDING

Exposed floorboards, vertical cast iron pillared radiator, built in cupboard made of Obeche African whitewood housing air circulation system.

BEDROOM 3 10' 4" x 9' 10" (3.15m x 2.99m)

Cast iron Victorian registrar fireplace with wooden surround and slate hearth, 9' 6" vaulted ceiling, exposed floorboards, two cast iron pillared radiators, two leaded light windows with secondary glazing to the front and back.



BATHROOM

White suite with blackened fittings, low level WC, wash hand basin with mixer tap and tiled splashbacks, wall mounted LED mirror, panelled bath with tiled splashbacks and shower over, handheld shower and rainforest shower head, two leaded light windows with secondary glazing to the front and side, vinyl flooring.

OUTSIDE

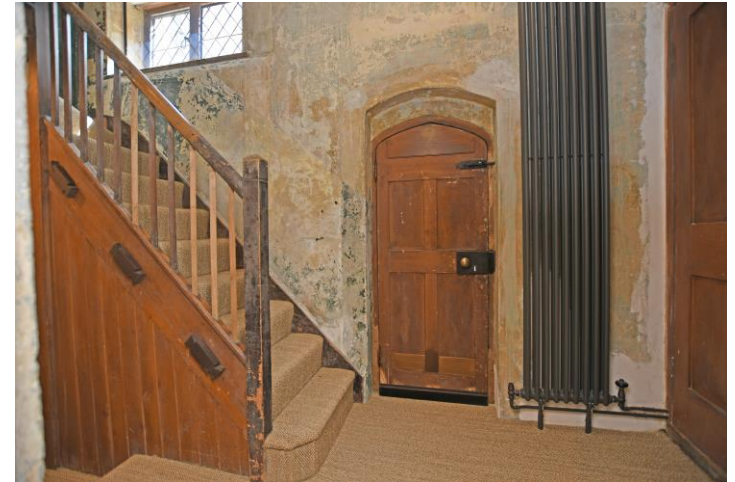
The property stands amidst a 1/2 acre corner plot, abutting Boarley Lane and Grange Lane, rising to the north. Wooden 5 bar gated entrance to a generous sweeping gravel driveway with ample parking, formal lawned area, newly arranged bedding plants and shrubs including Wisteria and Lavender, outside power and water. Oak framed glass wooden door and glazed side panel providing access to the cloister and rear garden a gravel pathway circumnavigates the property, which has a formal lawn, mature trees and shrubs, views over adjacent farmland. Two Samsung air sourced heat pumps.

DOUBLE GARAGE & CLOISTER 24' 0" x 20' 0" (7.31m x 6.09m)

Two double oak doors to the front, air source heat pumps, electric consumer units, electric vehicle charger, glass oak framed pedestrian door leading to the cloister. The cloister is 50 ft long with a specifically designed natural acoustic barrier linking the house and garage with oak pillars and framework, lighting, stainless steel roofing.

Directions

From our Penenden Heath office head east onto Sandling Lane, at the roundabout take the 1st exit into Boxley Road, turn left into Grange Lane, turn right into Boarley Lane and the property will be found on the left hand side as indicated by our signboard.





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