



The Granary
Court Lodge Farm | The Street | Boxley | Maidstone | Kent | ME14 3DX

FINE & COUNTRY

Seller Insight

“The Granary is the superb conversion of an old oast house into a fabulous home, where the charming period features blend seamlessly with the comforts of twenty first century living. The house enjoys a tranquil and picturesque location in historic Boxley village, nestling between the church and the village green. It is surrounded by the beautiful North Kent Downs and is only three miles from Maidstone. You have the best of town and country living in The Granary.

The Granary was built in stages, with parts possibly dating back to the seventeenth century and at one time it had two square kilns. Thirty two years ago and working to the highest specification, the present owner, Graham, converted the building into a residence. In two thousand and four he added an oak framed annex and three years ago replaced the windows with wooden double glazed units, then in twenty twenty four a partial renovation was undertaken.

The Granary is a fantastic family home, where the light flooded rooms create a very positive ambience throughout the house, whilst the tracery of beams and high ceilings are aesthetically pleasing and add to the great character and charm of the house. Graham says it is the perfect family home, and each room is much appreciated. The large kitchen is equipped for the keen cook and the breakfast area is great for chatty kitchen meals. It is the sociable hub of the house and where friends and family are most likely to linger.

The house is the perfect entertaining venue, and Graham recalls many sociable occasions when friends and family enjoyed parties in the garden and house. It can be a relaxed place to unwind or become an elegant setting for a formal dinner in the dining area: a rather special place, where you can feel the timeless sense of the house. The self contained annexe has been a lucrative Airbnb but is also ideal for family members. However, the wow factor is found in the openness and size of the main living room.

The private garden is laid to lawn, and the patio is the perfect place to settle with a cup of coffee, an evening glass of wine, and al fresco summer meals. Boxley offers a tranquil and pleasing lifestyle, where you can walk to the Kings Arms pub, find pretty hikes in the surrounding countryside but also have easy access to Maidstone, the M20 and M2.

Graham will miss the charming location and its convenient position but takes away wonderful memories.*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

The Granary

A Timeless Countryside Retreat

Nestled away in the heart of Boxley's historic village, The Granary is an exquisite five-bedroom residence where heritage charm meets contemporary luxury. Once part of the Court Lodge Farm estate, this former agricultural building has been meticulously transformed into a spacious main house with a seamlessly integrated one-bedroom annexe, offering remarkable flexibility.

Set against the idyllic backdrop of St Mary and All Saints Church, this exceptional home enjoys a peaceful and private position, discreetly removed from the village thoroughfare. Thoughtfully designed for modern living, it balances open, light-filled spaces with intimate, character-rich details, creating an environment as inviting as it is impressive.

A Masterclass in Design & Craftsmanship

The entrance hall immediately sets the tone, with its high ceilings, natural flow, and an abundance of light. A guest WC and laundry space are discreetly positioned before leading through to the beautifully appointed ground-floor bedrooms. The principal suite, a serene retreat with an en suite bathroom, benefits from an adjoining room, offering the perfect space for a private dressing room, nursery, or fourth bedroom. Two further garden-facing double bedrooms enjoy direct access to the outdoors, accompanied by a sophisticated family bathroom. Overhead, a striking gallery-style lightwell floods the space with daylight, creating an uplifting sense of openness.

The first floor is a triumph of space and design, where exposed beams, a wood-burning stove, and vaulted ceilings bring warmth and character to the spectacular open-plan layout. The elegant sitting area, positioned around the fire, blends effortlessly into a refined dining space, while a secluded office nook offers a quiet retreat for work or study. At the heart of the home, the bespoke kitchen is a statement in both form and function, featuring a central island, casual snug area, and top-tier appliances—perfect for both relaxed family living and grand entertaining.

A cleverly concealed door leads through to an adjoining one-bedroom annexe, offering complete self-containment yet seamlessly integrating with the main house when required. Designed with versatility in mind, this additional space is ideal for extended family, guests, or even rental potential. The light-filled first-floor living area, bathed in natural light from skylights and south-facing windows, includes a well-appointed kitchen, while the ground-floor bedroom with en suite enjoys direct stable door access to the garden, reinforcing its sense of privacy and tranquillity.







Step outside

The Granary

Enchanting Gardens & Exciting Potential

Beyond the interiors, the south-facing garden is a private sanctuary, beautifully enclosed by lush cedar and laurel hedging. A detached barn, currently providing open parking for two cars with additional space for two more, offers significant potential for further enhancement. With existing planning consent to convert its upper level into a dedicated home office or creative studio, this space presents an exciting opportunity for those seeking a separate workspace or additional accommodation.

A Coveted Village with Outstanding Connections

Nestled in the North Downs, Boxley is a picturesque village rich in history and countryside charm. The renowned Pilgrim's Way winds through the landscape, offering endless walking trails, while the celebrated Kings Arms pub is at the heart of the community. Surrounded by 500 acres of vineyards, the area is fast becoming England's emerging wine capital, adding to its appeal.

For those needing swift access to London and beyond, Maidstone East station provides direct rail links to London Charing Cross and Victoria in just over an hour, while the M20 offers seamless connections to the M25, international airports, and the wider motorway network. The area is also home to outstanding grammar and independent schools, making it an ideal setting for families.

A Home of Rare Distinction

With its perfect blend of character, flexibility, and modern comfort, The Granary offers a unique opportunity to acquire a truly adaptable countryside home. Whether you seek multi-generational living, rental income potential, or a luxurious retreat, this extraordinary property effortlessly adapts to your lifestyle.

Freehold

Council Tax Band G

EPC Rating: D

For mobile phone coverage in the area please look online

Ultrafast Full Fibre & Superfast Broadband are available at the property, for more information please look online

Utilities connected:- Electric / Gas / Mains Water / Cable TV or Satellite / Broadband

Drainage is via private Cesspool located on neighbouring land

Property accessed via private road

Property is in a conservation area



Guide price £1,200,000 – £1,250,000

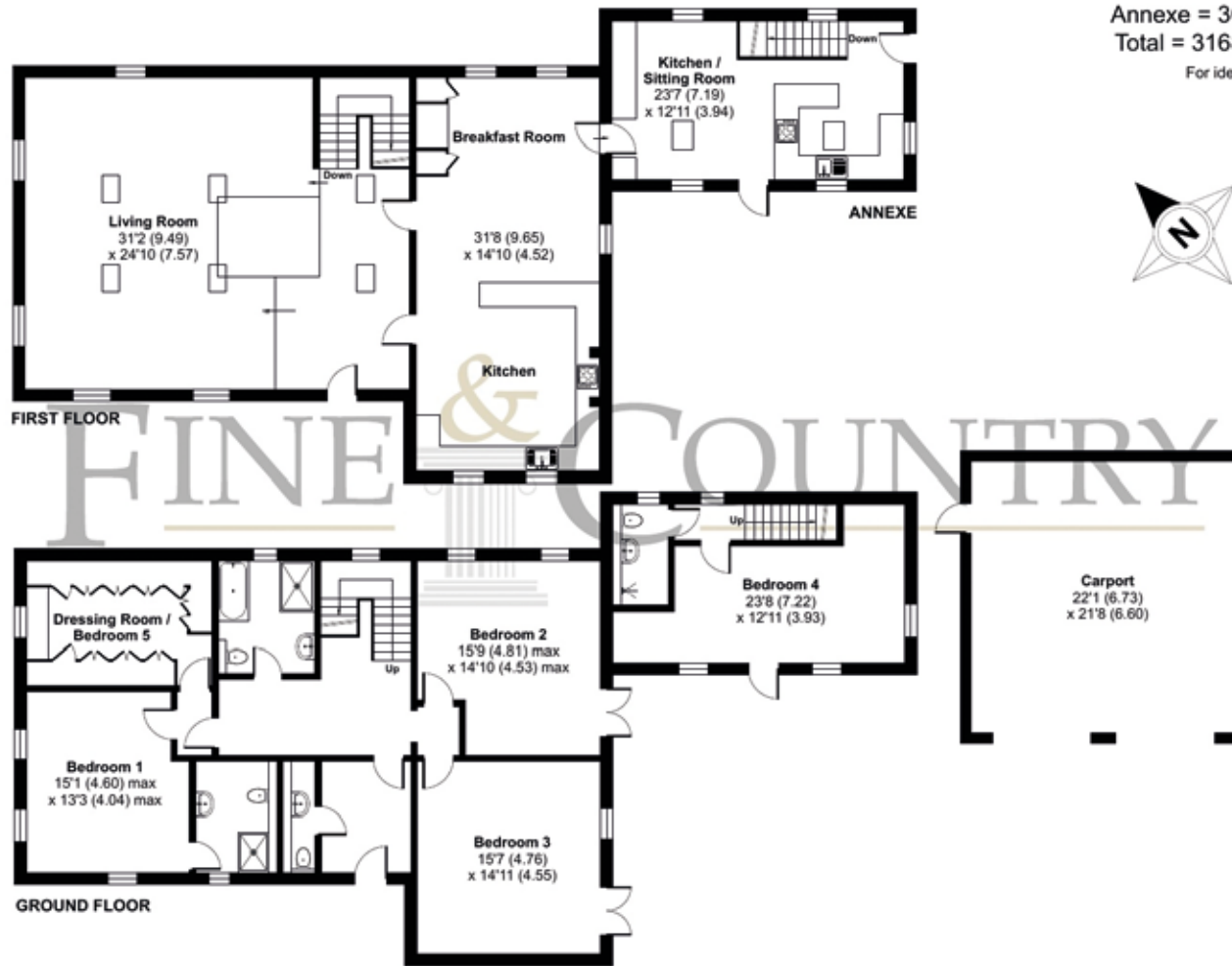
The Granary, The Street, Maidstone, ME14

Approximate Area = 2868 sq ft / 266.1 sq m (excludes carport)

Annexe = 304 sq ft / 28.2 sq m

Total = 3168 sq ft / 294.3 sq m

For identification only - Not to scale



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