



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**

## The Garden Cottage, The Street

Boxley, Maidstone, Kent, ME14 3DX

**Guide Price £995,000**

# The Garden Cottage, The Street

Boxley, Maidstone, Kent, ME14 3DX

## Key Features

- Four Bedroom Detached Cottage
- Cottage Style Kitchen/Dining Room with Aga
- Open Fronted Car Barn with Parking for Multiple Vehicles
- Character Features Throughout
- Extensive Gardens with Established Trees and Shrubs
- Situated within the North Downs area of Kent 'The Garden of England'

## Description

Coming to the market for the first time in almost four decades, The Garden Cottage is a truly beautiful family home, full of character throughout with a number of period features including authentic tiled floor and open hearth fireplace.

The property is situated within the North Downs area of Kent 'The Garden of England' and offers an idyllic lifestyle, which the current owners have enjoyed for the almost 40 years.

This charming house comprises two floors. On the ground floor, an entrance hall, formal living room with open hearth fireplace, separate dining room, an open plan cottage style kitchen/dining room with Aga and bay window overlooking the rear gardens, traditional sunroom and downstairs toilet/cloakroom. The second floor consists of a large principal bedroom with an en suite shower room, three further double bedrooms and a family bathroom.

The property sits on a plot of just under an acre and benefits from extensive and beautifully-maintained gardens with established trees and shrubs providing a secluded setting. A patio to the rear is perfect for summer BBQs and designed to take advantage of the views available. An open fronted car barn (known as the Wagon Store) provides parking for multiple vehicles. To the side of the house is a well-established fruit orchard planted 30 years ago by the current owners offering a real taste of the Garden of England. In addition to the ample storage space around the property, there is also a lovely large summer house and shed as well as a home office in the gardens.

The property may have potential to further extend as well as an exciting development opportunity for the large barn known as The Wagon Store STPP.



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## Location

Surrounded by vines, Boxley village is within the North Downs Area of Outstanding Beauty. There is a village pub, a 13th Century church – and a bus stop with services to Maidstone. It is a walkers' paradise with walks across the old Pilgrims Way towards Detling, Thurnham and Bearsted.

The property is close to Penenden Heath for local shopping with Maidstone town centre for an extensive range of shopping and leisure facilities together with mainline rail stations with services to London terminals. There is also easy access to both the M20, M2 and M25 providing links to Gatwick and Heathrow airports and other motorways.

■ EPC Rating TBC

■ Council Tax Band F

■ Maidstone Borough Council

■ For Broadband Speed Refer to the Ofcom Website

For all Viewings and Enquiries contact:



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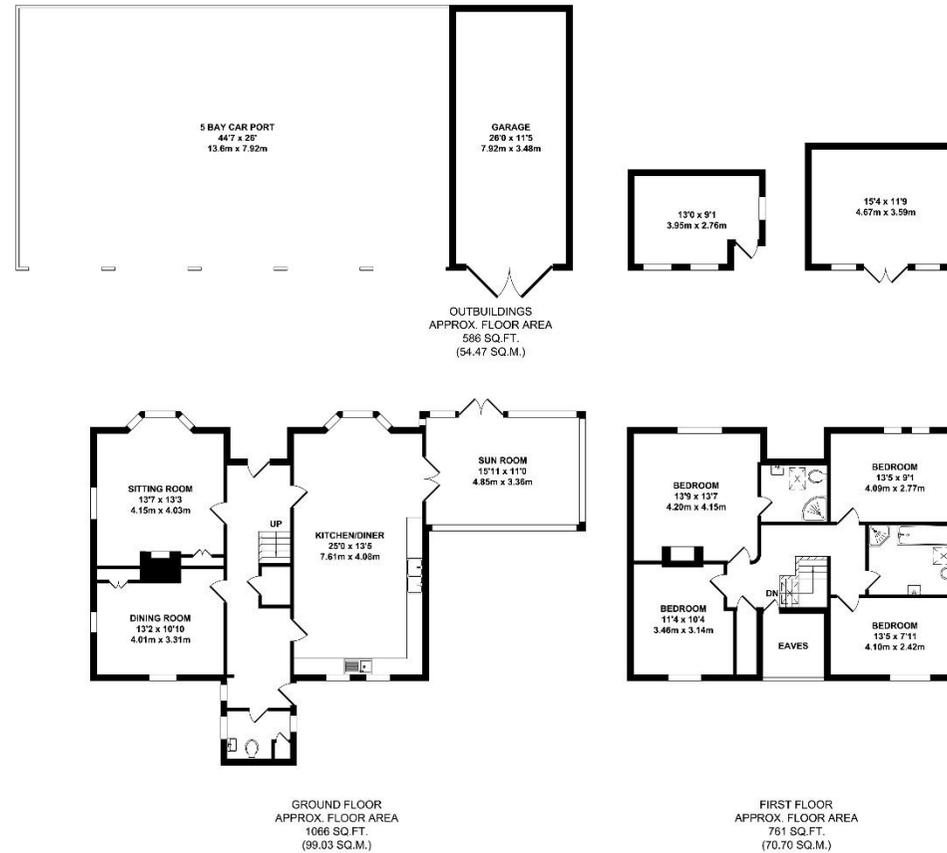


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# Floorplan and Dimensions



**TOTAL APPROX. FLOOR AREA 2413 SQ.FT. (224.20 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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