



‘Our Focus Determines Your Reality’



Lower Farm Road
Boughton Monchelsea
Kent
ME17 3HA



Sitting Room * Dining Room * Snug/Study
Kitchen * Storeroom * Boot Room * Cloakroom

Principal Bedroom
Three Further Double Bedrooms, Two Interconnect
Family Bathroom * Extensive Attic Space

Garden and Grounds approx. 2.3 Acres including Pear Orchard
Detached Unconverted Oast * Stable/Storage * Garage



REMARKABLE GRADE II* LISTED FARMHOUSE

Nestled within a farm hamlet, this remarkable Grade II* Listed Farmhouse stands as a testament to centuries of English heritage. Dating back to the 15th century, with later additions, the property offers an extraordinary opportunity to breathe new life into a home that has been in by the same family since the early 1800s. The farmhouse extends to approximately 3,000 square feet and is now in need of sympathetic restoration.

Exhibiting many period features the accommodation consists of a porch, double aspect sitting room with exposed beams and a fireplace with log burning stove, a double aspect dining room, again with exposed beams, bay window, and impressive inglenook with open fire, a snug/study with door to the garage and a double aspect kitchen with pantry and Aga; a boot room, store room and cloakroom complete the ground floor.

On the first floor there is a double aspect principal bedroom with square bay window and fireplace, three further double bedrooms, two of which interconnect, and a family bathroom. A staircase leads to the extensive attic which is divided into four sections.

The property includes several notable outbuildings, including a detached, unconverted oast, ripe for conversion (subject to the necessary consents), and a stable with attached storage, all sitting in garden and grounds of approximately 2.3 acres including a pear orchard.



BOUGHTON MONCHELSEA/STAPLEHURST

Equidistant between the villages of Boughton Monchelsea and Staplehurst both of which provide a primary school as well as a post office, public house, village hall and recreation ground.

The Lord Raglan Public House is a short walk and offer a country dining experience with beams and open fires.

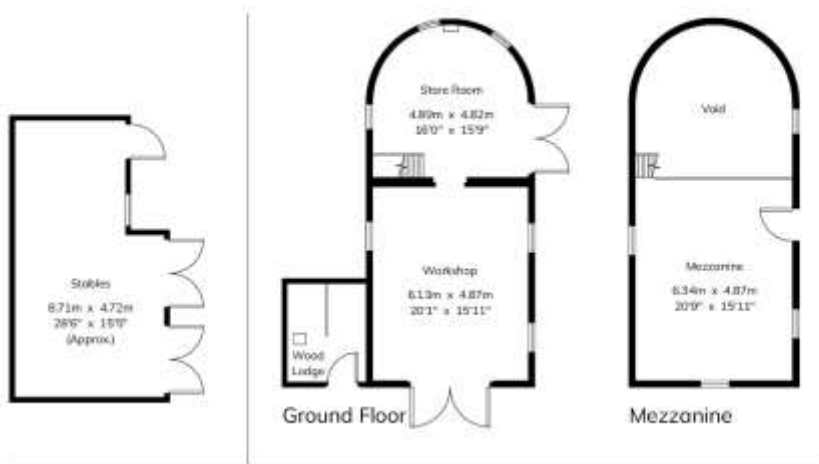
For more extensive facilities the County Town of Maidstone is a short drive offering comprehensive high street shopping.

SCHOOLS AND CONNECTIONS

As well as the Boughton Monchelsea and Staplehurst primary schools, there are also a selection of good schools for children of all ages including three grammar schools in Maidstone and Mid Kent College.

A mainline station at Staplehurst with connections to London Charing Cross and Canon Street whilst a further three train stations in Maidstone provide links to London and the Medway Towns. The M20 provides good road links to London and the Coast.





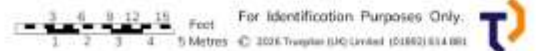
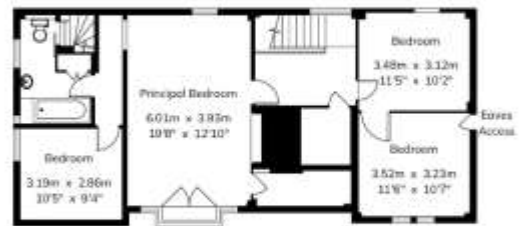
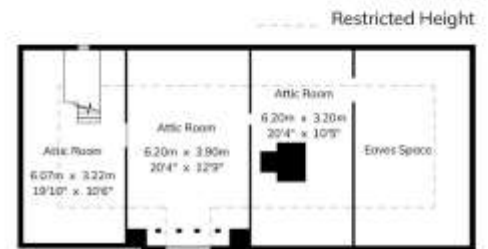
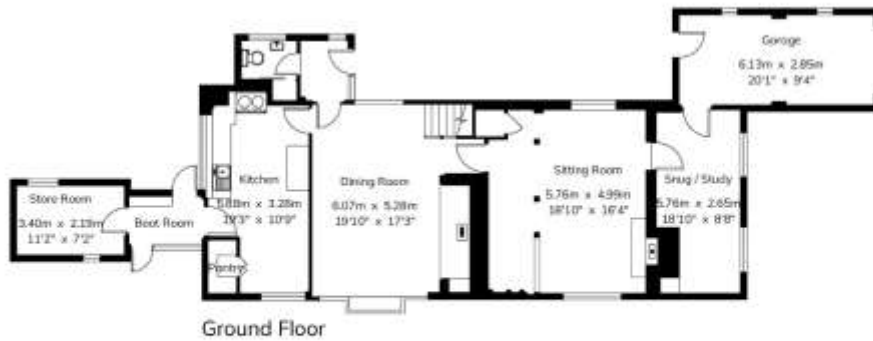
Rabbits Cross Farm



**House - Gross Internal Area : 308.8 sq.m (3323 sq.ft.)
(Including Garage & Attic Space)**

Oast - Gross Internal Area : 92.9 sq.m (999 sq.ft.)

**Stable Block - Gross Internal Area : 36.7 sq.m (395 sq.ft.)
(Approx.)**



SERVICES

Mains electricity and water. Oil fired central heating. Currently a shared sewage treatment plant however a new sewage treatment plant will be required.

Maidstone Borough Council - Council Tax Band G

EPC Rating: n/a Grade II* Listed

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com