



**Church Hill, Boughton Monchelsea, Maidstone, ME17 4BU**  
**Guide Price £1,100,000**



A beautifully presented four-bedroom detached grade II listed character barn set within a generous plot, offering exceptional open-plan living and striking mezzanine levels along with outbuilding and garage and spacious driveway. Church Farm Barn is a superb example of a character property seamlessly blended with contemporary living. Set within an enviable plot in the sought-after village of Boughton Monchelsea, this impressive detached barn offers space, style, and versatility in equal measure. At the heart of the home is a stunning open-plan living area, flooded with natural light and enhanced by dramatic mezzanine levels that create a real sense of scale and architectural interest. This exceptional space is ideal for both everyday family life and entertaining, with clearly defined zones for relaxing, dining, and socialising while retaining an open and flowing layout. The accommodation comprises a master suite with en suite and dressing room, 3 further bedrooms and a family bathroom offering flexibility for family living, home working, or guest accommodation. The property retains a wealth of character features, typical of a barn conversion, complemented by modern finishes that make the home both practical and visually impressive. Externally, the property sits within a large plot, providing excellent outdoor space with scope for gardens, entertaining areas, and enjoying the surrounding rural setting. The generous grounds enhance the feeling of privacy and seclusion while still being conveniently located for local amenities and transport links. Church Farm Barn offers a rare opportunity to acquire a distinctive, detached character home in a desirable village location—perfect for those seeking countryside living without compromise.

Early viewing is highly recommended to fully appreciate the scale, setting, and unique appeal of this outstanding home.



**GROUND FLOOR**

Entrance Hall

Lounge 28'1" x 14'5" (8.57m x 4.41m)

Kitchen 19'1" x 11'2" (5.83m x 3.42m)

Drawing Room/Dining Room 29'0" x 26'8" (8.84m x 8.13m)

Utility Room 10'5" x 5'4" (3.20m x 1.64m)

Shower Room

Bedroom 4 10'2" x 8'3" (3.10m x 2.53m)

**FIRST FLOOR ABOVE LOUNGE**

Bedroom 1 15'7" x 15'0" (4.75m x 4.58m)

**FIRST FLOOR ABOVE GARAGE**

Bedroom 2 11'9" x 10'11" (3.60m x 3.33m)

Bedroom 3 11'7" x 10'11" (3.54m x 3.34m)

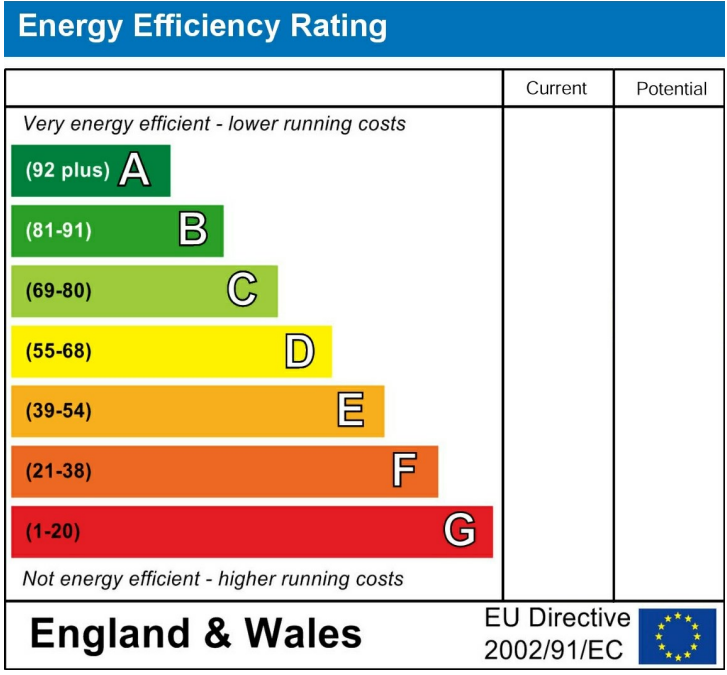
Family Bathroom

**EXTERNALLY**

Garage 19'10" x 10'5" (6.07m x 3.20m)

Store 23'3" x 8'2" (7.10m x 2.50m)

Store 23'3" x 9'7" (7.10m x 2.94m)



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

**Church Farm Barn, Church Hill, Boughton Monchelsea, Maidstone**

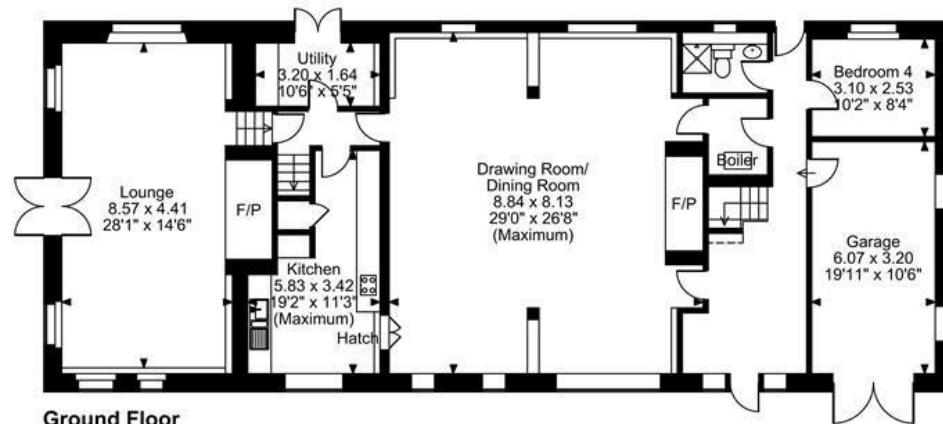
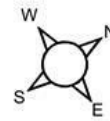
Approximate Gross Internal Area

Main House = 2847 Sq Ft/264 Sq M

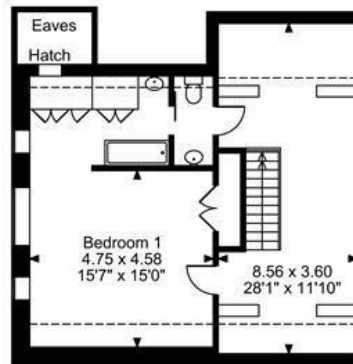
Garage = 207 Sq Ft/19 Sq M

Stores = 427 Sq Ft/40 Sq M

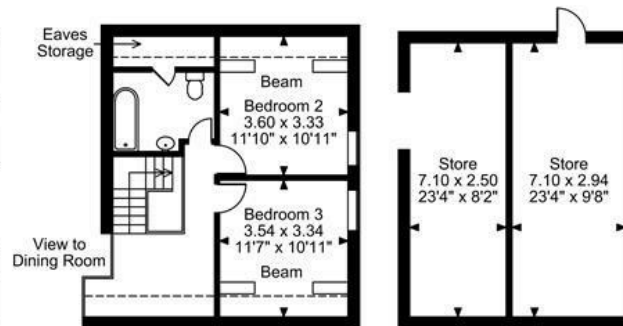
Total = 3481 Sq Ft/323 Sq M



**Ground Floor**



**First Floor Above Sitting Room**



**Floor Above Garage**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8673777/LCO

