



Boxley Abbey House, Nr. Maidstone, Kent

For the finer things in property.



Boxley Abbey House Nr Maidstone, Kent ME14 3BT

An exciting opportunity to comprehensively restore an historic house with wonderful formal gardens formed within the major part of the abbey ruins

Maidstone East 2.4 miles (London from 53 mins), Maidstone West 3.3 miles (London from 52 mins), Ebbsfleet International 15.5 miles (London St Pancras from 18 mins), Sevenoaks 17 miles, London 36.5 miles, London Gatwick airport 38.8 miles

Boxley Abbey House: Reception hall
4 Reception rooms | Kitchen/breakfast room
Utility | Cloakroom | 7 Bedrooms | 2 Bathrooms
South Wing: Sitting room | Kitchen/breakfast room | Utility | 3 Bedrooms | Bathroom | EPC E

Boxley Abbey Gardens: Enchanting walled gardens created from the major part of the ruins of the abbey.

About 3.96 acres

Boxley Abbey House (for comprehensive restoration)

Boxley Abbey House is a handsome country residence featuring tall brick elevations and beautiful chimney stacks. It is listed Grade II*.

The Queen Anne house provides 6,400 sq ft of accommodation arranged over three floors, with a wealth of retained and restored character features, including sash and original arched windows, fireplaces, hardwood floors and high ceilings with fine cornicing. It is now ready for comprehensive updating and modernisation.

At the heart of the house is a reception hall with herringbone flooring and beamed ceiling. From here a fine turned stairway rises to the

upper levels. The ground floor accommodation includes a double aspect reception room with period fireplace, a modern kitchen/breakfast room with an array of cabinetry and appliances, and a utility room. To the rear is access to the South Wing, used as a separate annexe.

The light-filled first-floor landing leads to a bright formal dining room, and a generous drawing room with garden aspects and a fireplace. Above, on the second floor, are three main bedrooms, a family bathroom and four further bedrooms to the rear.

The South Wing comprises a sitting room, kitchen/breakfast room and utility on the ground floor, with three bedrooms, a bathroom and a cloakroom on the first floor. Although used separately, the main house and the South Wing interconnect at all levels.

Boxley Abbey Gardens - the principal parts

The gardens are formed within the walled structures left behind after the Abbey was ruined and comprise the main part of the extensive gardens, adjoining those of the cottage (which is available by separate negotiation). They are planted with some magnificent specimen trees, including copper beech and cedar of Lebanon, and interspersed with lawns and flower beds together with climbing roses.

The nave of the former church was adapted to a water garden by the Victorian owners and the beautiful gardens provide a very special setting for the house.

The house enjoys a great degree of privacy in its extensive private gardens, but it must be noted that Boxley Abbey Cottage sits close by and to the south of the house. The walled rose garden will be divided so that the house and cottage own part each.









History

Boxley Abbey was a Cistercian monastery, founded c1146 and dissolved in 1537. The Abbey lies on the Pilgrims Way and was an important stopping point for pilgrims on their journey to Canterbury. The walled precincts originally lay at the heart of a substantial estate.

After dissolution, the property passed to Sir Thomas Wyatt and a large Tudor house was created amongst the Abbey ruins. The property acquired its Queen Anne appearance later, and its size was much reduced to create the manageable family home we see today in about 1820. The South Wing was added about 100 years ago.

Extensive, mostly walled gardens were established in the ruins of the abbey cloisters and buildings, including a Victorian water garden in the nave of the Church.

The estate was purchased by the Best family in about 1890 and they originally lived elsewhere on the estate before moving to Boxley Abbey after WWII.

In recent times the Society for the Protection of Ancient Buildings (SPAB) have undertaken annual work parties at Boxley Abbey, uncovering fascinating details of its history and much work has been undertaken to preserve and restore this important site.

Outside

The driveway enters through a ruined arch and continues through paddocks. Please note that the main part of the driveway will be shared with the adjacent cottage and barn.









The South Wing



The South Wing



The South Wing







Location

The property is located in the Kent Downs Area of Outstanding Natural Beauty on the fringes of the vibrant county town of Maidstone, with its extensive range of shops and amenities, including a plethora of restaurants, supermarkets and well-regarded educational facilities. The area offers a selection of notable independent schools including Sutton Valence and Rochester Independent College, whilst Benenden, King's Canterbury, Tonbridge and Sevenoaks are all readily accessible.

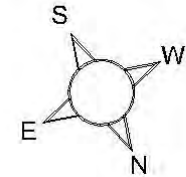
Convenient road links are accessible via the M2 and M20, providing access to London and the M25, Ashford, Folkestone and Dover, whilst the Maidstone mainline stations offer services to London from 53 minutes; Ebbsfleet International station is within easy reach and provides train services to London St Pancras from 18 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Boxley Abbey Cottage

This detached cottage, which sits to the south of the main house, and the remainder of the gardens are available by separate negotiation.

Boxley Abbey Cottage will own part of the rose garden and the gardens to the south of the main walled garden. The division is shown on the image opposite and on the attached plan.

Boxley Abbey
 Main House internal area 5,107 sq ft (474 sq m)
 Annexe internal area 1,288 sq ft (120 sq m)
 For identification purposes only.



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

Total Area (1.60 ha / 3.96 ac)

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Not to Scale. Drawing No. X19831-03 | Date 02.01.25



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Directions

From M20 (Junction 6): Exit onto the A229 towards Maidstone. At the roundabout exit onto Sandling Lane, and shortly after turn left onto Old Chatham Road/ Boarley Lane. Pass under the M20, then take the second right (a no through lane) which leads to the Abbey entrance gate.

General

Local Authority: Maidstone Borough Council

Services: Mains gas, electricity and water; shared private drainage (system constructed 2020) and partial gas central heating. Boxley Abbey Cottage will continue to receive some services from the house via sub-meters. Shared drive.

Council Tax: Band H

Planning: Prospective purchasers should make their own enquiries of Maidstone Borough Council

Covenants and Special Notes: Please contact the agent for details.

Tenure: Freehold

Guide Price: £1,000,000

Agent's Note: The adjacent Boxley Abbey Cottage together with the remainder of the walled gardens are available by separate negotiation.

Canterbury

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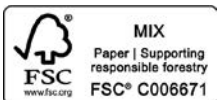
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