



Boxley Abbey, Nr. Maidstone, Kent

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**STRUTT
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Boxley Abbey Nr Maidstone, Kent ME14 3BT

An unmodernised Queen Anne house with cottage and Grade I listed barn in about 21.7 acres.

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

The Abbey Precincts: A scheduled ancient monument, enclosed by a near 0.75 mile long medieval wall (ruined in parts), extending to about 21.7 acres and containing:

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 amongst the ruins of the abbey church and other buildings.

Boxley Abbey Cottage: Sitting room | Study
Kitchen | 2 Bedrooms | Bathroom | EPC D

Boxley Abbey Barn: The former Hospitium

Paddocks | Woodland | Garage | Stores
Workshop | Greenhouse

History

Boxley Abbey was one of the premier houses of the Cistercian order in England, founded c1146 and dissolved in 1537. The Abbey was an important destination for pilgrimage with large numbers drawn by such attractions as the Rood of Grace, a crucifix that altered expression depending on the size of gift offered. The Abbey amassed great riches, enabling the enlargement of the barn in the late C14th. Its prominence was confirmed by Royal visits, Edward II holding court in 1321. After dissolution the property passed to Sir Thomas Wyatt and a large Tudor

house was created amongst the Abbey ruins.

The main house, Queen Anne in appearance, was re-modelled in about 1820 and the South Wing was added about 100 years ago. It now requires extensive modernisation and updating. The 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 and a chapel beneath the terrace walk.

The Estate was purchased by the Best family in 1890. 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 has undertaken annual work parties at the Abbey, uncovering fascinating details of its history and much work has been undertaken to preserve and restore this important site.

The sale of the completely walled (now broken in places) abbey grounds offers a highly unusual opportunity for an incoming purchaser to purchase one of Kent's most historic properties.

Location

The property is located in the Kent Downs AONB 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 via the M2 and M20 provide access to London and the M25, Ashford, Folkestone and Dover, whilst the Maidstone stations offer services to London from 53 minutes; Ebbsfleet International is within easy reach and provides services to London St Pancras from 18 minutes. The area has good access to the Continent.









Boxley Abbey House

This Grade II* listed house now requires comprehensive modernisation and updating. The Queen Anne house provides 6,400 sq ft of accommodation arranged over three floors, with a wealth of retained character features, including sash and original arched windows, fireplaces, hardwood floors and high ceilings with fine corncicing.

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 Cottage

The cottage was modernised in about 2010 and is found to the rear of the house; it is well appointed and enjoys a pretty garden.

The generous sitting room has a dining area and is of pleasing proportions. The kitchen and study are equally well appointed. Two bedrooms and a bathroom are found on the first floor.









The South Wing

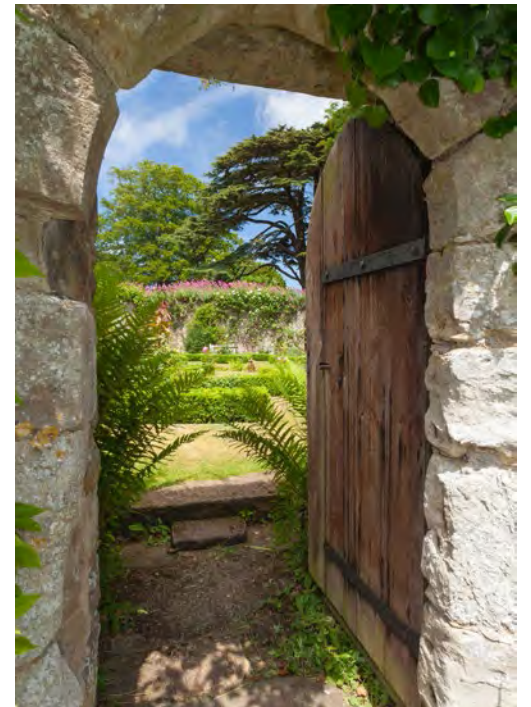


The South Wing



The South Wing







Boxley Abbey Cottage



Boxley Abbey Cottage



Boxley Abbey Cottage



Boxley Abbey Cottage





Boxley Abbey Barn

The Grade I listed barn is of majestic proportions and of significant historic importance. Originally the Abbey's hospitium (guest house for pilgrims), the barn is believed to date from the C12th and to have been enlarged in the late C14th. The building is almost 200ft long and the beautiful oak scissor pattern roof structure is a marvel to behold.

On receipt of substantial grant funding, the eastern end of the barn roof was restored and re-roofed with Kent peg tiles in 2012 and the western end was protected by a modern corrugated roof all under the supervision of Historic England. Internally it is divided into a series of spaces with a party room, storage and stabling, but has potential for a variety of uses, subject to any necessary consents.

Boxley Abbey Gardens

The gardens are formed within the walled structures left behind after the Abbey was ruined. They are planted with some magnificent specimen trees, including copper beech and cedar of Lebanon. Close to the house is the rose garden, fully walled with beds arranged in fleur de lis and a central pond.

There is a large part-walled kitchen garden. Interesting features within the gardens include an undercroft incorporating the monastic warming house, a 'secret passage' which was a medieval drain, an abbot's tombstone and a chapel beneath the terrace walk. The nave of the former church was adapted to a water garden by the Victorian owners, overlooked by a Tudor terrace walk built on the old abbey walls.

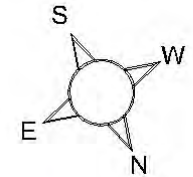
Outside

The drive enters through a ruined arch, with paddocks either side, before splitting with the front drive leading to the house, and the rear drive to the barn and cottage.

The paddocks have natural water supplies, and a number of ponds ensure a great environment for wildlife.



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.



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Boxley Abbey

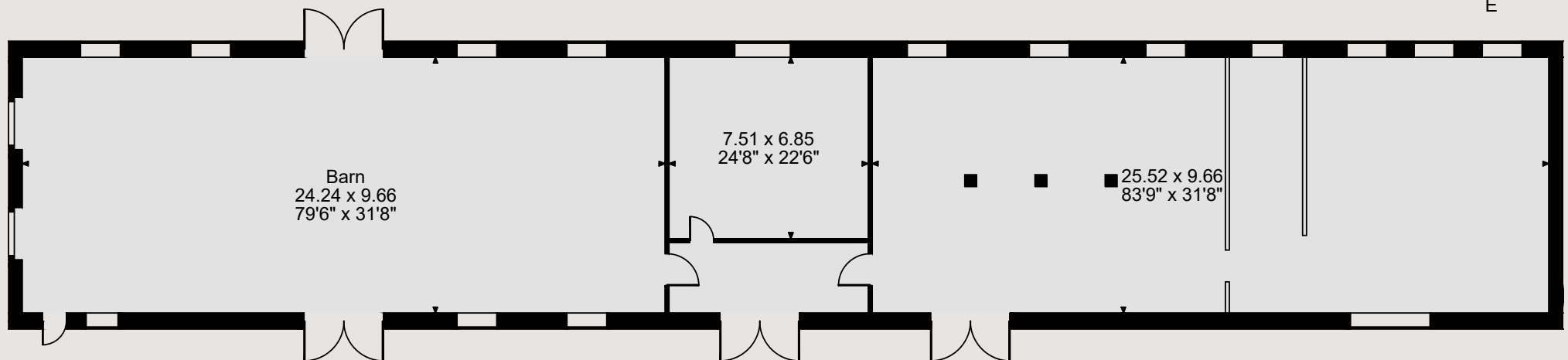
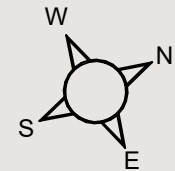
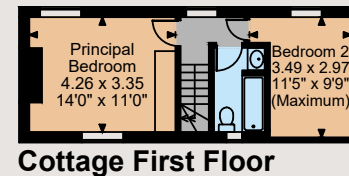
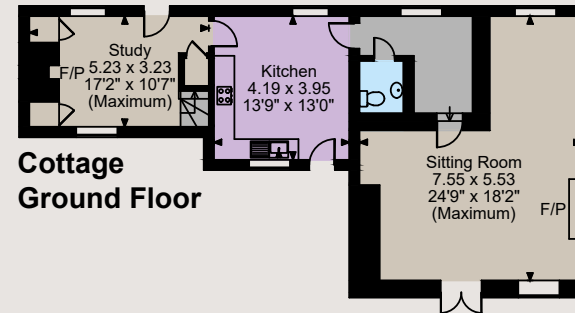
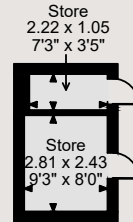
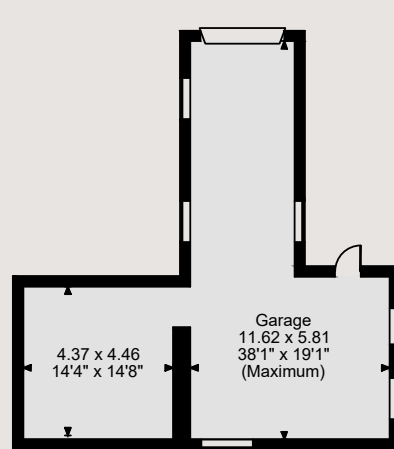
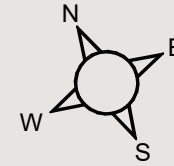
Garage internal area 756 sq ft (70 sq m)

Barn internal area 5,999 sq ft (557 sq m)

Cottage internal area 1,231 sq ft (114 sq m)

Stores internal area 103 sq ft (10 sq m)

For identification purposes only.



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Boxley Abbey

Total Area (8.79 ha / 21.71 ac)

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Boxley Abbey precincts are enclosed by the 0.75 mile monastic wall, now broken in places. The house and gardens amount to about 4 acres, the three paddocks about 13.5 acres and the woodland about 4 acres.

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.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Boxley Abbey - Band H; Boxley Abbey Cottage - Band D

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:** £1,750,000

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