



Boxley Abbey, Nr. Maidstone, Kent

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Boxley Abbey Nr Maidstone, Kent ME14 3BT

An unmodernised Queen Anne house and detached cottage.

Available as a whole or in two lots

Maidstone East station 2.4 miles (London Bridge from 53 minutes, London Victoria/Charing Cross from 63 minutes), Maidstone West station 3.3 miles (London St Pancras from 52 minutes), Ebbsfleet International 15.5 miles (London St Pancras from 18 minutes), Sevenoaks 17 miles, Central London 36.5 miles

**Lot 1 - Boxley Abbey House:** Reception hall  
5 Reception rooms | 2 Kitchen/breakfast rooms  
2 Utility rooms | Cloakroom | 10 Bedrooms  
3 Bathrooms | Extensive walled garden | EPC E

About 4.02 acres

**Lot 2 - Boxley Abbey Cottage:** Sitting room  
Study | Kitchen | 2 Bedrooms | Bathroom  
Garden | EPC D  
Woodland | Garage | Stores | Workshop  
Greenhouse

About 3.10 acres

## 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 14th century. 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.

## 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.















### Lot 1 - Boxley Abbey House

A wonderful Grade II\* listed house of great charm now ready for extensive modernisation and updating.

The house extends to about 6,400 sq ft and is arranged over three floors. Period features abound and the house enjoys wonderful formal reception rooms with high ceilings on the first floor.

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 first and second floor levels.

The ground floor 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.

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.

To the rear, the South Wing could be used as a stand-alone annexe and comprises a sitting room, kitchen/breakfast room and utility room on the ground floor, with three bedrooms and a bathroom and a cloakroom on the first floor. The main house and the South Wing interconnect at all levels but could be used separately as they have in the past.

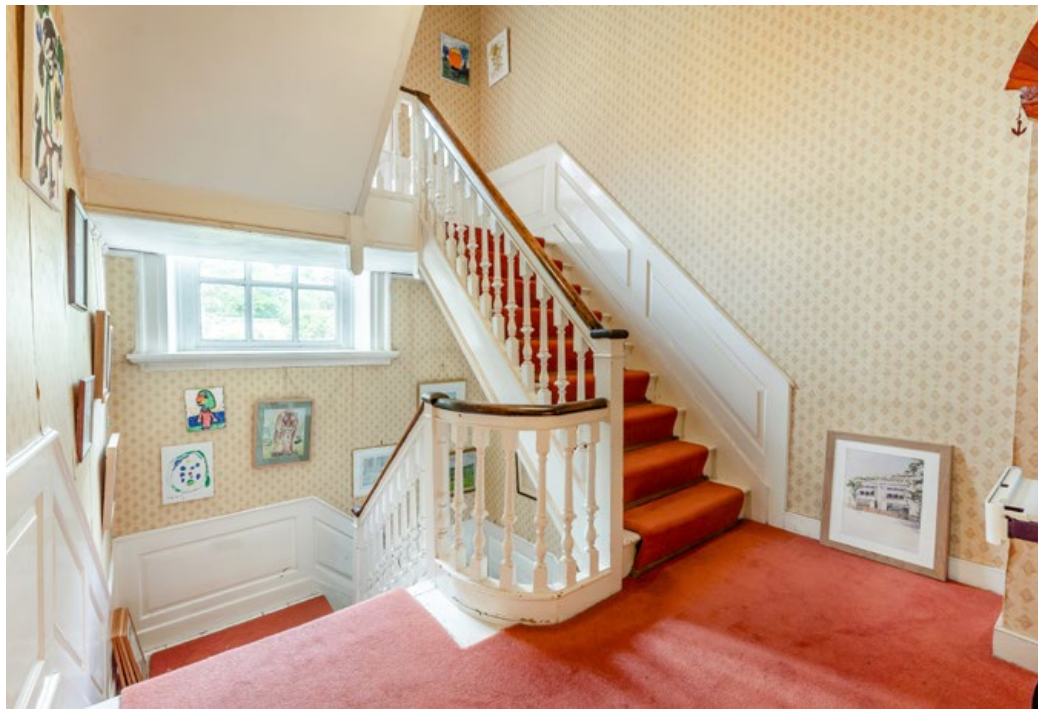


















## Outside

The drive enters through a ruined arch, before splitting with the front drive leading to the house, and the rear drive to the cottage. There is a generous parking area to the front of the house.

The gardens are formed within the walled structures left after the Abbey was ruined. They are planted with some magnificent specimen trees, including copper beech and cedar of Lebanon. A large lawn has been used for tennis.

Close to the house is the rose garden, fully walled with beds arranged in fleur de lis and a central pond.

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. Beyond is an area of woodland.













## Lot 2 - 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.

## Outside

Boxley Abbey Cottage has an extensive private and partly walled garden, extending to just over 3 acres. Beyond the garden is an area of woodland.

**Agent's Note:** Lot 2 will not be sold before Lot 1

## The Adjacent Barn and Land

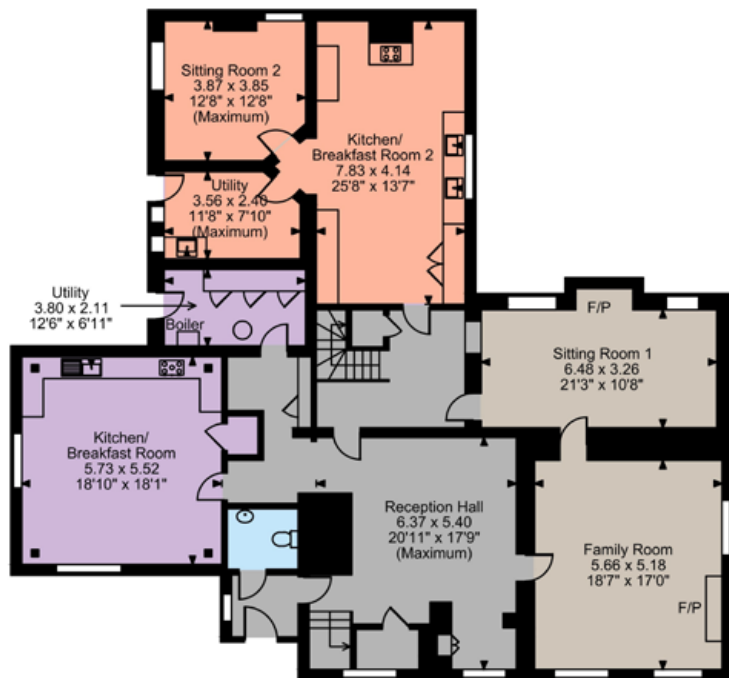
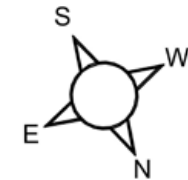
A third part of the former Abbey is the magnificent Grade I listed barn.

The barn and the paddocks may be available in addition, if desired.





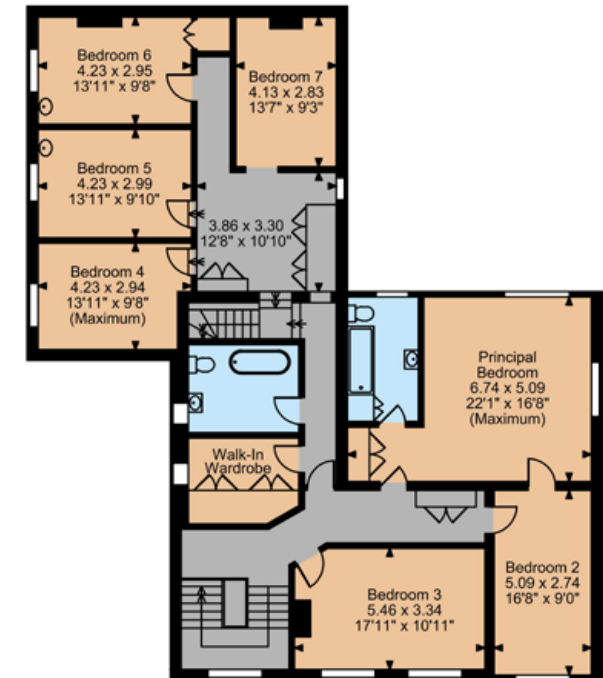
Boxley Abbey  
Main House internal area 6,395 sq ft (594 sq m)  
For identification purposes only.



**Ground Floor**



**First Floor**



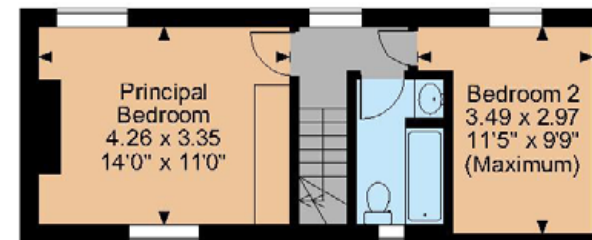
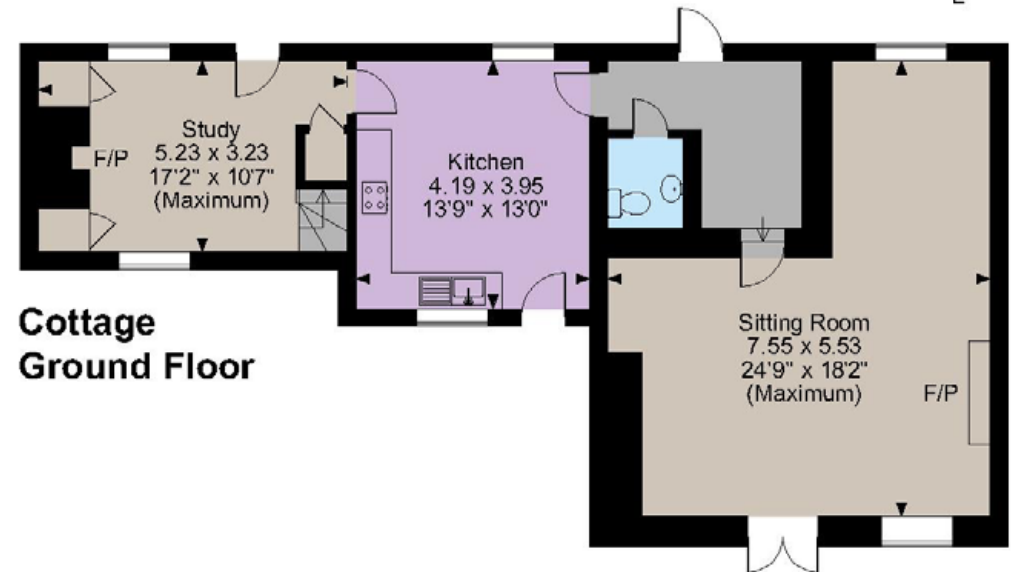
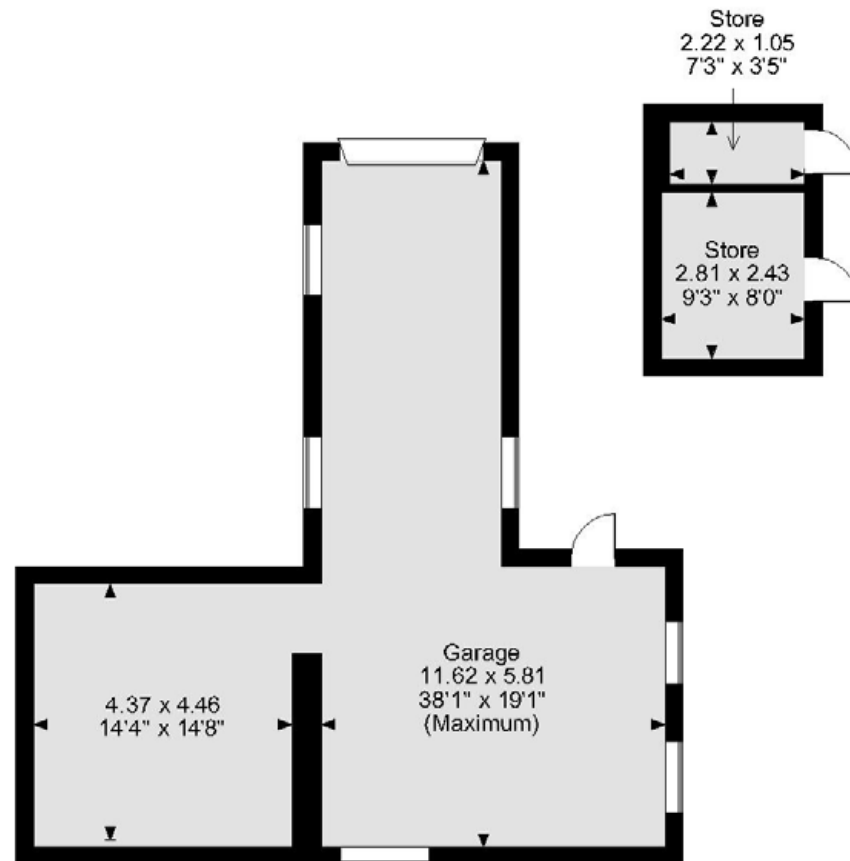
**Second Floor**

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

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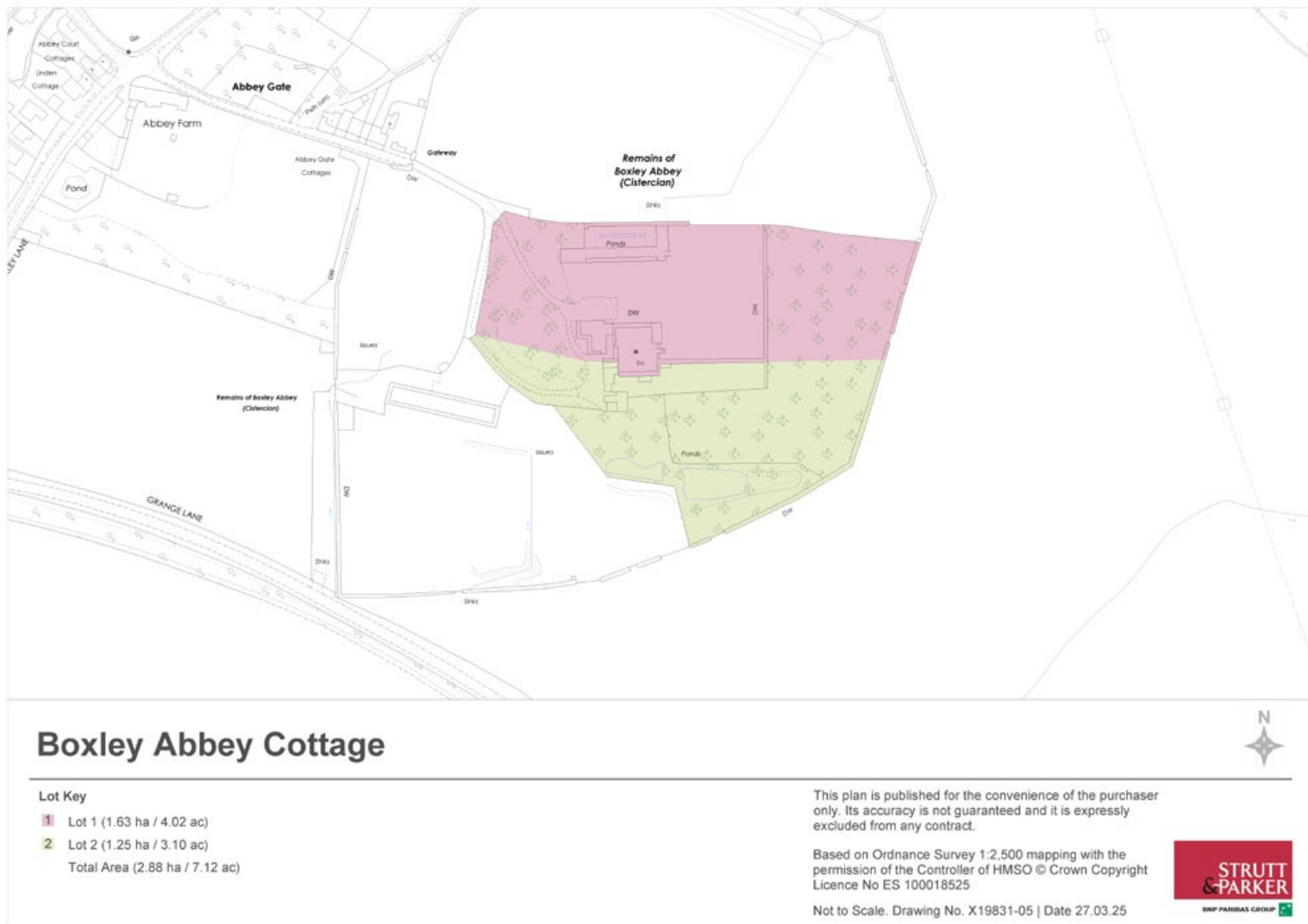


Boxley Abbey  
 Boxley Abbey Cottage internal area 1,231 sq ft (114 sq m)  
 Garage internal area 756 sq ft (70 sq m)  
 Stores internal area 103 sq ft (10 sq m)  
 For identification purposes only.



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

**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 Council

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

**Tenure:** Freehold

**Guide Price:**

Lot 1 - £950,000

Lot 2 - £600,000

**Agent's Notes:**

Lot 2 will not be sold before Lot 1

The cottage will have limited access rights to the rose garden.

## Canterbury

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