



The Hermitage & The Coach House, Boxley, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Hermitage & The Coach House

The Street, Boxley, Kent ME14 3DR

A handsome 19th century house of elegant proportions set within a lovely old walled garden and with a superb modernised 2-bedroom coach house

Maidstone (London stations from 53 minutes)
2.3 miles, Ebbsfleet International 16.5 miles
(London St Pancras from 18 minutes), Sevenoaks
19.4 miles, Central London 37.6 miles

The Hermitage: Reception hall | Sitting room
Dining room | Library | Study | Kitchen | Utility/
boot room | Cloakroom | Cellar | Principal
bedroom with en suite shower room | 3 Further
bedrooms | Bathroom | EPC rating E

The Coach House: Porch | Sitting room
Kitchen | Cloakroom | 2 Bedrooms | Bathroom
Store | EPC rating D
Double garage | Walled garden | About 0.45 of
an acre

The property

The Hermitage is a handsome village house of painted brick under a slate roof which has been owned by the same family since the 1950s. Thought to date to 1850, the property offers bright, well-proportioned accommodation, which is now in need of updating. The Coach House was refurbished in 2014 and the properties are set in a pretty walled garden.

The front door opens into an entrance hall, from which an elegant staircase rises to the first floor and doors to left and right lead to the main reception rooms. The sitting room has a cast iron fireplace and bay window. The study is opposite, also with a fireplace and the bay window is a fine place for a desk from which to enjoy the magnificent view across to the church tower. A doorway leads to the library beyond.

The dining room is at the rear of the house, is of a good size with views over the garden. The kitchen is fitted with a range of units and beyond this is a utility/boot room and a door into the double garage. There is a cloakroom and stairs to the ragstone lined cellars, with two chambers and a wine cellar.

The bright principal bedroom has an adjoining shower room; both this and bedroom 2 enjoy views to the church. Bedroom 3 is another good sized room with garden views and a bathroom opposite. Bedroom 4 is on the second floor, together with generous eaves storage.

The Coach House

The detached Coach House stands to the south of the main house and is of brick under a tiled roof. It has been comprehensively modernised and provides a stylish, comfortable living space.

A porch leads to a large reception room with brick fireplace, fitted shelving and a wood laminate floor. The kitchen is fitted with painted cabinets with wooden work surface.

Stairs rise to the first floor where there are two bedrooms, a bathroom and store room. There is further attic storage.

Outside

The Hermitage is set back from the village street behind a brick wall. The house is approached through gates, set in brick pillars, leading to a drive with access to the large garage; the drive then passes in front of the house, leading to The Coach House.

The house sits in a completely walled garden with a lawn to the front bordered with some mature specimen trees including a mulberry and a large magnolia grandiflora. To the rear of the house a terrace leads to a further expanse of lawn interspersed with fruit trees and with herbaceous borders to either side. A privet hedge divides this area of the garden from a vegetable garden.







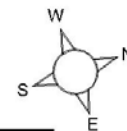






The Coach House

The Hermitage, The Street, Boxley
Main House internal area 2,686 sq ft (250 sq m)
Garage internal area 445 sq ft (41 sq m)
Coach House internal area 1,003 sq ft (93 sq m)
Total internal area 4,134 sq ft (384 sq m)
 Quoted Area Excludes 'External Tool Shed'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8465290/VBK

Location

The Hermitage is set in the heart of the conservation area of Boxley, almost opposite the village green and church. Boxley village is most picturesque, being set at the foot of the North Downs in an AONB. Facilities include the church and the village inn, the Kings Arms. There are wonderful walks along a network of footpaths through the surrounding countryside.

The village is well placed for transport communications with the M20 and M2 within easy reach. Rail services to London from Maidstone take from 53 minutes and from Ebbsfleet 18 minutes to St Pancras. Maidstone offers a wide range of educational, recreational and shopping facilities.

Directions

Enter Boxley village from the south and the drive to the property is on the left after about 200 metres, just before the Kings Arms inn.

General

Local Authority: Maidstone Borough Council

Services: Mains gas, electricity and water. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Gas heating

Council Tax: Band G **Tenure:** Freehold

Guide Price: £1,100,000

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2021. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

