





1 BARN MEADOW COTTAGES FORGE LANE,  
BOXLEY, MAIDSTONE, ME14 3DU

GUIDE PRICE £375,000

- Quiet farm track position in Boxley village
- End of terrace former farm workers cottage (early 1900's – believed)
- Originally 3 bedrooms, currently arranged as 4 bedrooms
- Requires extensive modernisation with superb scope to improve
  - Potential to extend to side and/or rear (STP)
  - Wide plot with potential for garage / side extension (STP)
- Recent surface-mounted re-wire and double glazed windows
  - Long rear garden with brick outbuilding (ideal gym/office/hobby room – STP)
- South-facing views over the Chapel Down vineyards and countryside walks from the doorstep
- 25 mins (16.5 mile) by car to Ebbsfleet station with trains to London St Pancras in 19 minutes









## ABOUT THIS HOME

Tucked away along a quiet farm track in a truly rural setting, 1 Barn Meadow Cottages is an end of terrace character home believed to date back to the early 1900s, originally forming part of a row of traditional farm workers' cottages.

The property was built as a three-bedroom home but has since been subdivided to create the current four-bedroom layout, offering flexible accommodation across two floors. While the house is now in need of extensive modernisation, it represents an exciting opportunity for buyers looking to create a bespoke countryside home, with excellent scope to improve, remodel and potentially extend.

Of particular note, the home has benefitted from a recent surface-mounted re-wire, along with double glazed windows, offering an important head start for any incoming refurbishment works.

Occupying a notably wide plot, the cottage offers potential for a side and/or rear extension (subject to the usual consents) and may also lend itself to the addition of a garage.

To the rear is a long, overgrown garden which—once reclaimed—could become a superb outdoor space. A useful brick outbuilding provides further scope and could be converted into a home office, gym, hobby room or studio (subject to any required permissions). Enjoying a southerly aspect, the property takes in open views across the Chapel Down vineyards, creating a genuinely special outlook.

A rare chance to acquire a home with history, space and huge potential, set in an exceptional countryside position.



## USEFUL INFORMATION

Council Tax Band: D

Local Authority: Maidstone Borough Council

Location: Situated within the Kent Downs Area of Outstanding Natural Beauty (AONB)

Mains Electric, Water, Shared Private Drainage, Gas to property but disconnected as not currently used.

### Sale by Informal Tender

- The property is offered for sale by informal tender. Interested parties are invited to submit their best offer in writing by:

- 12pm (midday) on Tuesday 10th February

Offers should clearly confirm:

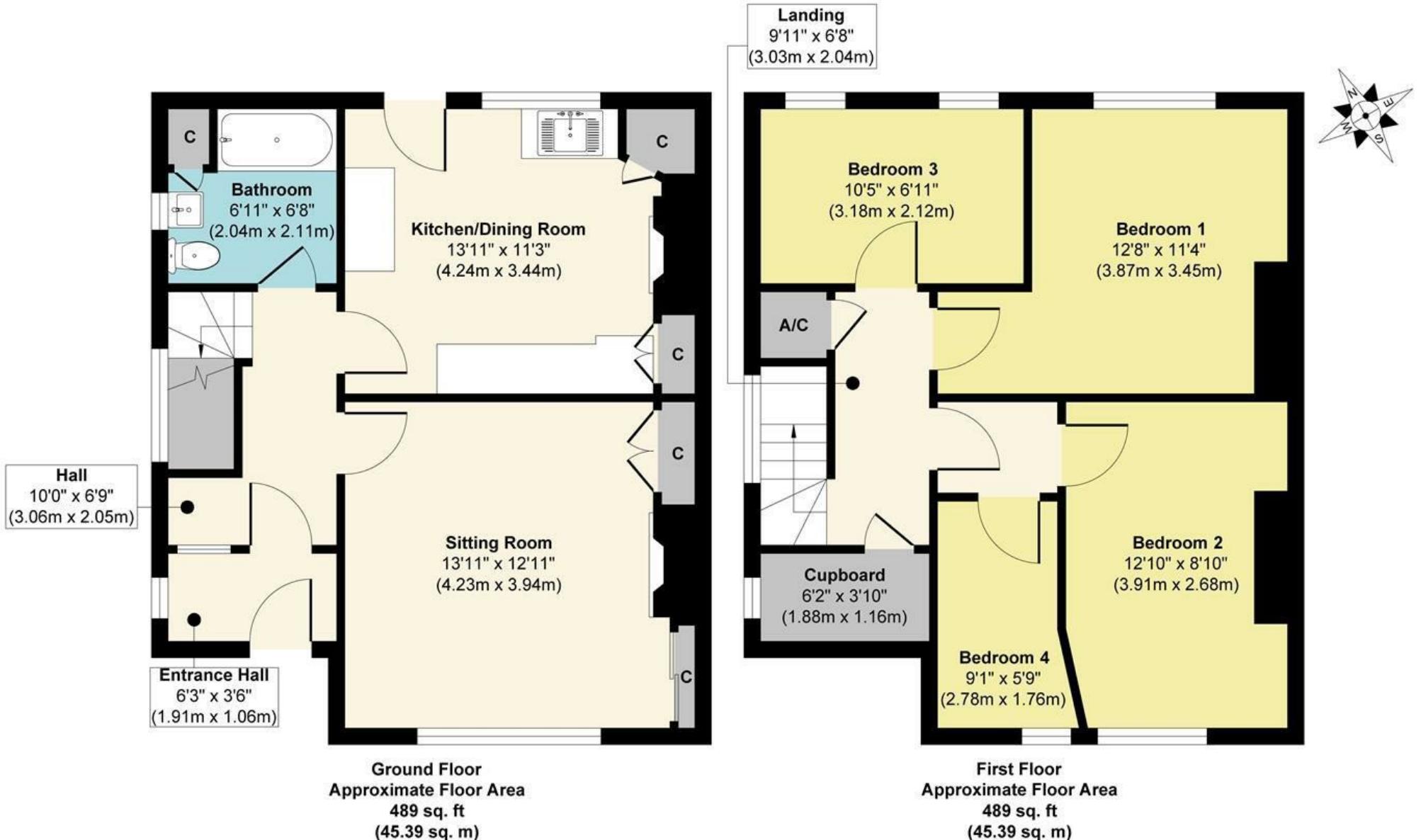
- Offer amount

- Funding (e.g. cash, mortgage, combination)

- Buying position (e.g. chain free, related sale, first-time buyer etc.)

All offers should be sent by email to the selling agent by the stated deadline.





Approx. Gross Internal Floor Area 977 sq. ft / 90.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

Boxley is a sought-after village set within the Kent Downs Area of Outstanding Natural Beauty (AONB), offering a superb balance of countryside living, village charm and accessibility. Surrounded by rolling farmland, vineyards and woodland, the area is ideal for walkers, cyclists and outdoor enthusiasts, with scenic countryside walks available directly from the doorstep.

This particular location is approached via a quiet farm track, providing a wonderfully tucked-away feel while still offering convenient village amenities close by. Notably, at the end of the track you'll find the popular King's Arms public house along with the village church, adding to the area's community appeal.

Despite its rural setting, Boxley is just 3 miles from Maidstone, providing a wide range of shopping, dining and leisure facilities, along with schooling options and everyday conveniences.

For families, Sandling Primary School is approximately 1.6 miles away and was rated "Good" in all areas by Ofsted (2025).

For commuters, the area is exceptionally well connected, with Ebbsfleet International Station approximately 16.5 miles away (around a 25-minute drive), offering High Speed trains to London St Pancras in as little as 19 minutes—making this an ideal choice for those seeking countryside views with fast London access.





# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

T: 01732 905499  
E: homes@raffertyandpickard.co.uk  
W: raffertyandpickard.co.uk

