



DOWNSVIEW FARM
PILGRIMS WAY | BOXLEY | MAIDSTONE | KENT | ME14 3EB
Guide Price £1,200,000



**Lambert
& Foster**

DOWNSVIEW FARM, PILGRIMS WAY, BOXLEY, MAIDSTONE, KENT ME14 3EB

A rare opportunity to acquire a wonderfully located house offering scope for improvement with far reaching views over its own and adjoining land, set at the foot of the downs in the sought after village of Boxley in an Area of Outstanding Natural Beauty. The property is offered for sale with 14.80 acres (5.98 ha) of pastureland and an adaptable outbuilding currently providing American box-style stabling.

JUNCTION 6 M20/A229 3 MILES | MAIDSTONE TOWN CENTRE 3.4 MILES | CENTRAL LONDON 38 MILES



DESCRIPTION

Downsview Farm is located on the outskirts of the village of Boxley in the Kent Downs Area of Outstanding Natural Beauty, a short drive from the M20 motorway. The property is accessed directly from the Pilgrims Way and comprises a Farmhouse of traditional brick and tile construction, together with farm building and 14.80 acres (5.98 ha) of pasture.

The house accommodation is on two floors and comprises Entrance Hall with sweeping staircase to first floor landing, off to L-Shaped Sitting Room with views over the Garden Farmland, connecting through to a Dining Room and Open Plan Kitchen/Breakfast Room, both rooms having French Windows opening to a raised Patio area with far reaching views through the Valley. Rear Cloakroom and Utility Room with back door. Completing the downstairs accommodation are Bedrooms 3 and 4 and a Family Bathroom.

Stairs lead to first floor landing with Master Bedroom with built-in wardrobes, Bedroom 2 with built-in wardrobes, WC and under eaves Dressing Room.

The total floor area of the dwelling on two floors is 1,885 sq ft (175.1 sq m).

The property would benefit from general modernisation and updating, or offers scope, subject to planning, for more significant redevelopment.

FARMLAND AND BUILDINGS

Immediately adjacent to the entrance drive is a detached 5 bay steel framed shed with concrete floor with part rendered block and corrugated fibre cement elevations under a pitched corrugated fibre cement roof. The building has been adapted for stabling with nine American style stables/loose boxes and feed room with stairs to a first floor loft storage and mezzanine hay store under eaves. The stables, which are in need of updating, are set either side of the central alley.

The farmland extends in all to some 14.80 acres (5.98 ha) on the south west side of the Pilgrims Way. The land comprises chalk downland laid to pasture and classified as Grade III on the DEFRA Agricultural Land Classification Map. The land would be suitable for a wide range of uses, including equestrian or viticulture uses with considerable acreage locally now planted to established vines.

PLANNING

Downsview Farm is located in the Kent Downs Area of Outstanding Natural Beauty. The farmhouse was originally granted planning consent subject to an Agricultural Occupancy Restriction, but a Certificate of Lawfulness confirming non-compliance of the Agricultural Occupancy Condition was issued in May 2003, Maidstone Borough Council Reference MA/92/1030. A copy of the Certificate can be viewed on the Maidstone Borough Council planning website at www.maidstone.gov.uk/residents/planning or can be sent on request.

SERVICES

Downsview Farmhouse is connected to mains gas and electricity with private septic tank drainage.

COUNCIL TAX

Downsview Farmhouse Council Tax Band F.

EPC RATING: E

FOOTPATH

A public footpath crosses the land on the far easterly boundary to the south of the Pilgrims Way, the route shown on the sale plan attached.

DIRECTIONS

The postcode of the property is ME14 3EB. From the Running Horse roundabout at the intersection of the A229 Bluebell Hill and the M20 junction 6, take the exit into Sandling Lane. Follow Sandling Lane until the roundabout intersection with the Boxley Road and take the left hand turn towards Boxley. Pass through Boxley and as you leave the village, look out for Styles Lane on the right hand side. Take the right hand turning and Downsview Farm will be found after a short distance on your right hand side.

SITUATION

Downsview Farm is located in a sought after location at the foot of the North Downs on the northern outskirts of the popular residential village of Boxley in Kent. Extensive recreational, educational and shopping facilities are available in Maidstone some 3 miles to the South. The Farm has good access to Junction 6 of the M20 (approximately 3 miles) and Junction 3 of the M2 Motorway (approximately 5.2 miles) both with onward connections to the National Motorway Network and the Coast. Maidstone East and West Railway Stations provide direct access to Central London Stations in about an hour.

LOCAL AUTHORITY

Maidstone Borough Council, Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ. Telephone 01622 602736.

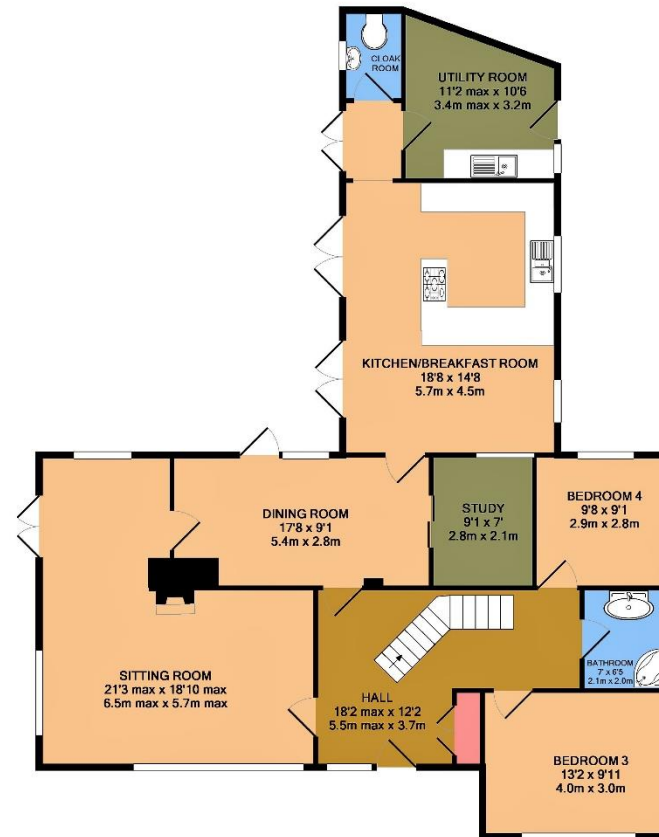
Email planningsupport@midkent.gov.uk

TENURE

Freehold for sale with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents' Paddock Wood Office on 01892 832325.



GROUND FLOOR
APPROX. FLOOR
AREA 1397 SQ.FT.
(129.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



Lambert & Foster



arla | propertymark

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

MAYFIELD, SUSSEX
Tel. 01435 873 999
Sussex House, High Street,
Mayfield, East Sussex
TN20 6AQ