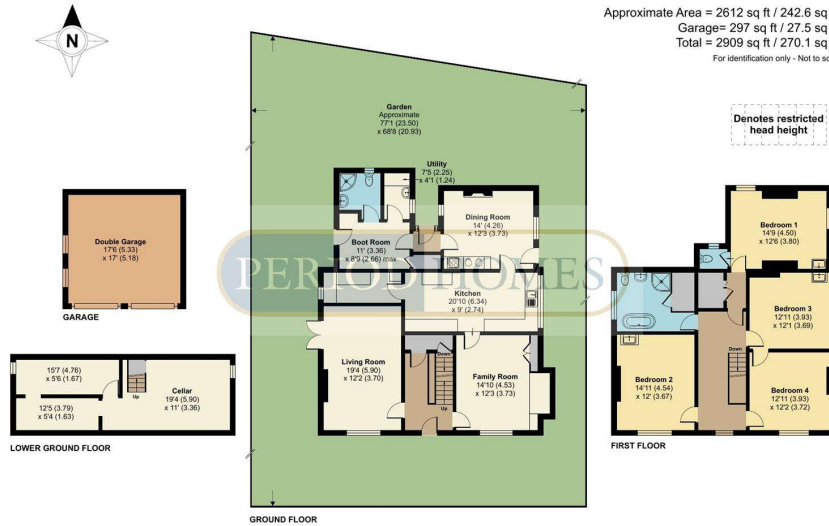


Cripple Street, Maidstone, ME15

Approximate Area = 2612 sq ft / 242.6 sq m  
Garage= 297 sq ft / 27.5 sq m  
Total = 2909 sq ft / 270.1 sq m  
For identification only - Not to scale



# BOCKINGFORD FARMHOUSE

CRIPPLE STREET

MAIDSTONE

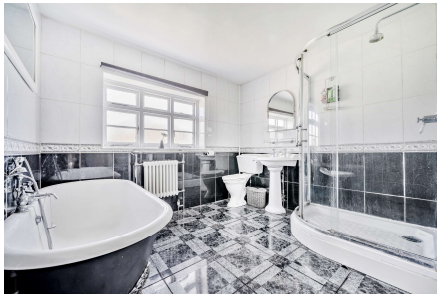
ME15 6BE

ASKING PRICE £775,000

FREEHOLD

EPC REPORT: D

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2024. Produced for Simon Miller & Company. REF: 1281691



## VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

**Agents note:** All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



PERIOD HOMES

By Simon Miller

01622 850 888

enquiries@periodhomesbysimonmiller.co.uk





Bockingford Farmhouse presents a rare chance to own an elegant Grade II listed Georgian residence, cherished by the same family for nearly six decades.. Originating in part from the early 19th century, and complemented by a later-period cottage to the rear, this remarkable home showcases a wealth of period charm. Generously proportioned rooms are filled with natural light and feature high ceilings, sash windows, and original fireplaces—hallmarks of the Georgian era.

#### Property Features

- Detached Four Bedroom Georgian Family Home
- Grade II Listed
- Wealth Of Character Features Throughout
- Mature Wrap Around Garden
- Detached Double Garage & Off Road Parking
- Bathrooms To Ground & First Floor
- Three Reception Rooms



Upon entering the home, the welcoming entrance hall gives way to two well-appointed reception rooms, each graced with sash windows overlooking the front garden. One features a striking inglenook fireplace with a wood-burning stove, creating a warm and inviting atmosphere. Discreetly tucked away in the entrance hall, a concealed door leads to a three-chamber cellar, offering excellent storage or potential for further use.

The sitting room benefits from a dual aspect and opens directly to the charming rear garden via French doors. Additional living spaces include a formal dining room with an electric log burner, which flows through to the boot room, utility area, and a ground-floor shower room with WC. The kitchen/breakfast room is fitted with bespoke hand-painted cabinetry and oak worktops, and includes a generous walk-in pantry with ample space for a fridge/freezer.

MATERIAL INFORMATION, Freehold

Council Tax Band: F, EPC Report: D

Broadband: Copper, Fibre & Full

