



**CHARLTON FARM, LOWER FARM ROAD,
BOUGHTON MONCHELSEA, MAIDSTONE, KENT ME17 4DB**



**Lambert
& Foster**

FARM HISTORY

Charlton Farm was purchased in 1936 by the current owners' grandparents. They were previously tenants on the Castle Estate in Tonbridge, and had a choice of purchasing a number of freehold farms at the time, and decided to purchase Charlton Farm.

The Murdoch family have continued to farm the land with the dairy herd having been dispersed in 2025. Whilst the land is currently all laid to pasture, parts of the farm had previously been in arable rotation.



MAIDSTONE 6.5 MILES | CENTRAL LONDON 47 MILES | STAPLEHURST MLS 3.2 MILES

ON INSTRUCTION FROM D MURDOCH & SONS

**CHARLTON FARM, LOWER FARM ROAD, BOUGHTON MONCHELSEA, MAIDSTONE
KENT ME17 4DB**



A Wealden Livestock and Arable farm with Grade II Listed Farmhouse, Cottage and extensive modern and traditional buildings in 211 acres/85.30 hectares of mainly pasture land with river frontage to the Beult.

OVERVIEW

Charlton Farm is a ring fenced livestock/arable farm set in an outstanding location on virtually level land below the escarpment between Linton and Sutton Valence in Kent. Whilst enjoying a relatively private rural location, there is convenient and easy access to nearby Maidstone with its connections to the M20 motorway and to Staplehurst mainline railway station only 3 miles to the south.

The sale of Charlton Farm presents a rare opportunity to purchase a substantial residential farm with the main farmstead located central to the land, along a private driveway. The farm buildings comprise a mix of traditional and modern farm buildings, some presenting potential development opportunities.

DIRECTIONS

The postcode of the farm is ME17 4DB. What3Words location torch.messaging.trek.

From Maidstone town centre head south on the A229 out of the town. Proceed over the traffic lights at Linton heading south towards Staplehurst. Look out for Butt Green Lane on your left hand side. Turn into the lane which soon merges into Lower Farm Road, following the lane for 1.8 miles and the main farmstead will be found on your right hand side.





DESCRIPTION

The farmland extends to some 206 acres/83.36 hectares located in three blocks either side of Lower Farm Road. It comprises a series of easily managed pasture paddocks, divided by established hedges and fencing.

The land is classified as Grade III on the Defra Agricultural Land Classification and Soilscape identifies it as being slowly permeable, seasonally wet slightly acid but base rich loamy and clayey soils. Parts of the land have historically been in arable rotation.

The farm is crossed by a public footpath, the routes of which are shown on the sale plan. The southern block of land has about 750 m of single bank frontage to the River Beult with fishing rights in hand.



CHARLTON FARMHOUSE

A Grade II Listed farmhouse dating back to the 15th century with later alterations and a part 19th century façade. The house is of part timber frame construction with part having exposed framing and plaster and render above the brick based ground floor. Part of the fascia is tile hung and the house has a plain tile roof.

It has a good sized garden which includes a garden shed, kitchen garden and lawned areas.

DESCRIPTION

The house would benefit from sympathetic updating and modernisation and the accommodation, illustrated in more detail on the floor plans, can be summarised as follows:

Entering from the solid oak front door into the main entrance hall, a door to the left gives access to a large reception room with impressive bay window and open fireplace fitted with woodburning stove. The main entrance hall continues to inner halls. Turning left takes you to a pretty sitting room with large bay window overlooking the front, with exposed beams and brick slanted chimney breast over an open fire and fitted woodburning stove.

Continue to a further redundant store room, originally built to house WW2 prisoners of war and now offering potential for improvement. Turning right from the main entrance hall gives access to a lobby area housing an oil fired boiler (can be used as a back up for when the Biomass is not required in the summer months). There are 2 further store rooms, again offering potential to be further reception space.

A large kitchen/breakfast room sits to the rear of the property and would have traditionally been the hub of the house with the main reception area having Victorian tiled floor and views out to the rear and side gardens. There is a large open fireplace currently housing the Biomass Boiler. A further back kitchen/scullery supports this area and is fitted with a range of wall and base units, electric oven and fridge freezer. From here is a rear porch and utility area plumbed for two washing machines and room for boots and coats. A wide formal staircase from the main entrance hall to the first floor with 5 good size bedrooms with original period features with a combination of split levels approaching some of the bedrooms. There is a large main bathroom and separate shower room. A second service staircase takes you directly down to the kitchen door.

Outside, the extensive gardens wrap around the house, with traditional cottage gardens to the front which are mainly laid to lawn enveloped by mature shrub and flower borders. To the south east of the property are the kitchen gardens with vegetable beds, herb gardens, fruit trees including apple, plum, cherry and even an established kiwi and raised strawberry beds. There are garden sheds and workshops within this area.

SERVICES

Mains electricity with Biomass wood boiler, including two 500 litre hot water tanks. Private drainage.



CHARLTON FARM COTTAGE

A pretty detached Cottage of brick construction with weatherboarded elevations under a tiled roof, offering family accommodation.

The Cottage has a pleasant well tended garden with several garden cabins and shed and a mobile home currently occupied by a family member.



DESCRIPTION

The accommodation, illustrated in more detail on the floor plans, can be summarised as follows:

Entering through a ragstone porch leads into small Entrance Hall, turn left into the Kitchen with views to the front over farmland, fitted with wall and base units incorporating a breakfast bar, integral electric oven with extractor over.

Central to the cottage is a Dining Room currently being used as a Study area with open fireplace with exposed brick and fitted with a woodburning stove, this opens through to the Sitting Room with French doors opening to the rear gardens and window to the side, fitted with open fireplace and solid fuel wood burner.

On the ground floor there is also a well-appointed Family Shower Room. Stairs from the Dining Room lead to the First Floor with 3 further Bedrooms with exposed beams and views over the farm.

Outside has good size mature gardens incorporating an extensive vegetable garden, mature shrubs and trees and a well established flower cutting garden. Adjacent is a mobile home which is occupied by a family member.

SERVICES

Mains electricity with solid woodburning stove for heating/hot water and private drainage.





CHARLTON FARM BUILDINGS

Located in two yards either side of Charlton Farmhouse extending to around 4.60 acres/1.86 hectares, the buildings comprise a range of modern portal frame and some traditional farm buildings. The more modern buildings (excluding the oast) are on an overall footprint of 37,000 sq ft / 3,444 sq m. To the south east of the farmhouse in an open yard is:

- 1. Straw Barn** (203m²) A five bay steel portal frame building, three quarter clad with box profile, steel sheeting and chalk floor.
- 2/3. Dutch Barn** (201m²) With **Pole Barn** lean tos (343m²) and extensions to the south and west (505m²). A four bay steel portal frame building, part clad with corrugated sheeting, substantially extended with pole barn structures.
- 4. The Pole Barn** (44m²) Timber frame with box profile, steel clad roof and earth floor.

To the north and west of the farmhouse are the main range of more modern and traditional buildings comprising:

- Grain Silo Bins** Two 65 tonne grain silo bins.
- 5. Atcost Cattle Yard** (440m²) A four bay concrete portal frame livestock shed with steel portal frame lean to with block and corrugated fibre cement sheeting to elevations, under a corrugated fibre cement roof and chalk floor.
 - 6. The Cattle Yard** (approx. 614 m²) A seven bay twin span steel portal frame building with corrugated fibre cement sheet roof and concrete block retaining walls with part Yorkshire boarding.
 - 7. The Farm Store** (1381m²) A substantial triple spanned steel portal frame store with earth floor.
 - 8/12. Parlour & Collecting Yard** (181m²) A concrete portal frame building of block construction under a corrugated fibre cement roof, including a Gascoigne 16 Parlour (8 each side) with an attached generator shed, chemical spray store and bulk tank room.
 - 13. Feed Store** (37m²) Of block construction under a corrugated fibre cement roof.
 - 14. Traditional Oast House** A 5 Kiln Oast of brick construction with weather boarded elevations under a part tiled and part steel sheeted roof, including three square kilns and two capped off roundels. Whilst the building has been adapted for agricultural use, it has significant development potential, subject to planning.

All area measurements are approximate



FLOOR PLAN - THE FARMHOUSE

Charlton Farm , Lower Farm Road, Boughton Monchelsea, Maidstone ME17 4DB

Approximate Area = 3342 sq ft / 310.4 sq m

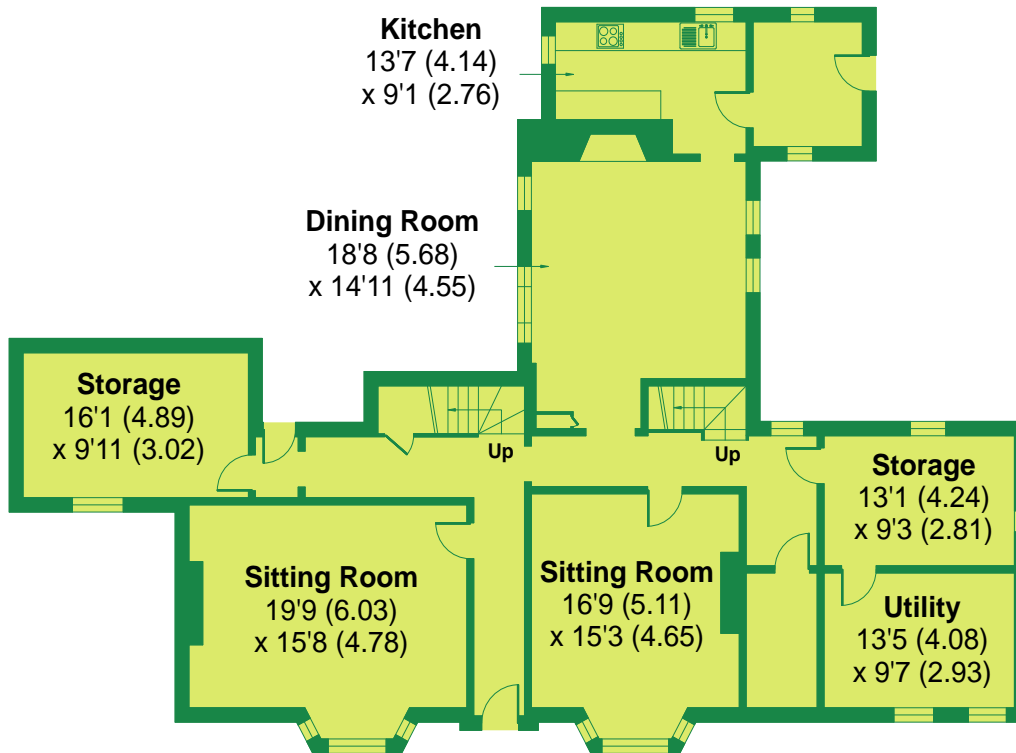
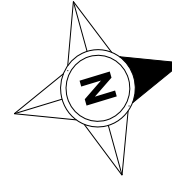
Limited Use Area(s) = 64 sq ft / 5.9 sq m

Cottage = 1073 sq ft / 99.6 sq m

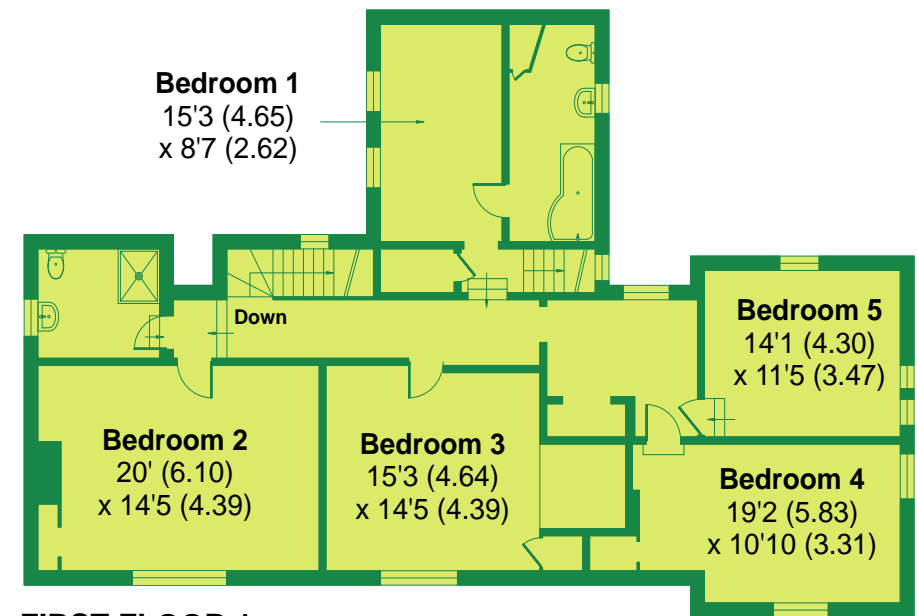
Outbuildings = 32947 sq ft / 3060.8 sq m

Total = 37426 sq ft / 3476.7 sq m

For identification only - Not to scale



GROUND FLOOR 1



FIRST FLOOR 1

FLOOR PLAN - THE COTTAGE

Charlton Cottage, Lower Farm Road, Boughton Monchelsea, Maidstone ME17 4DB

Approximate Area = 3342 sq ft / 310.4 sq m

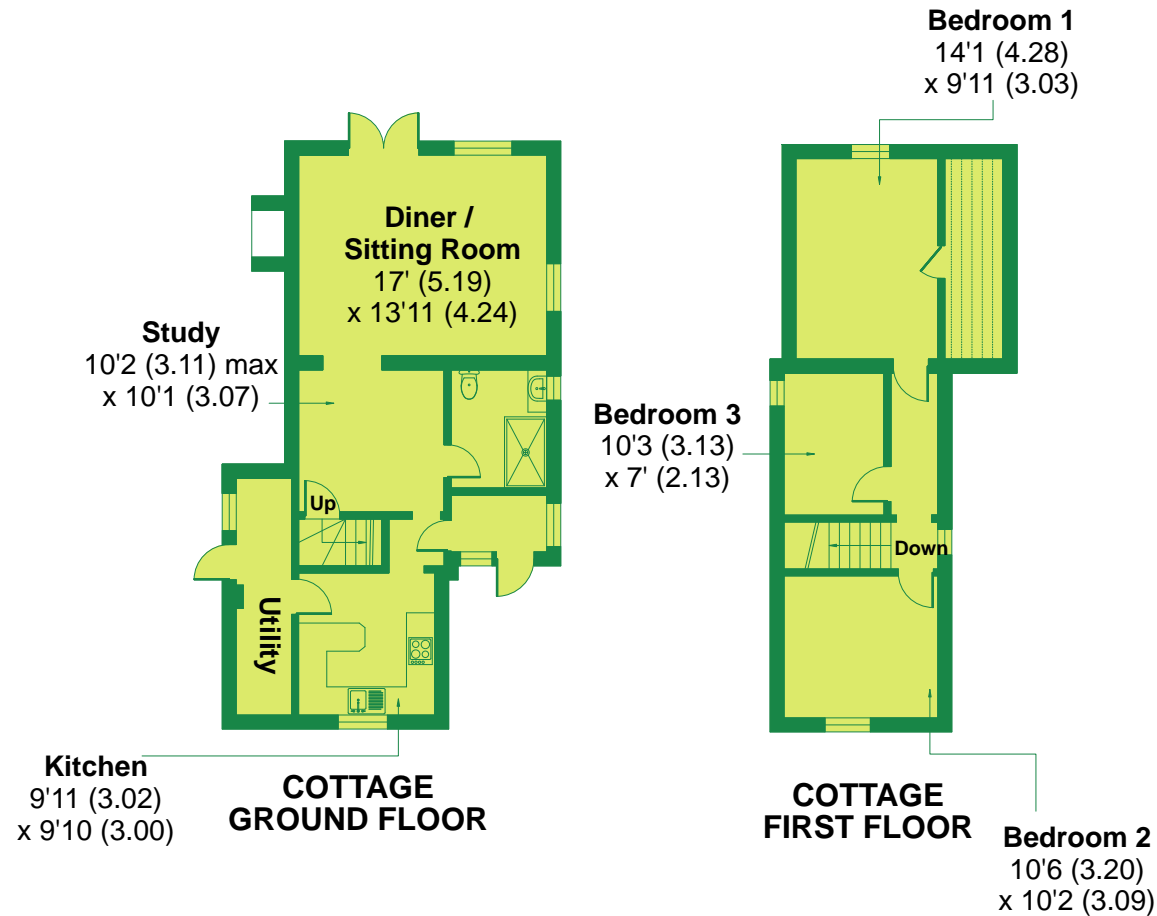
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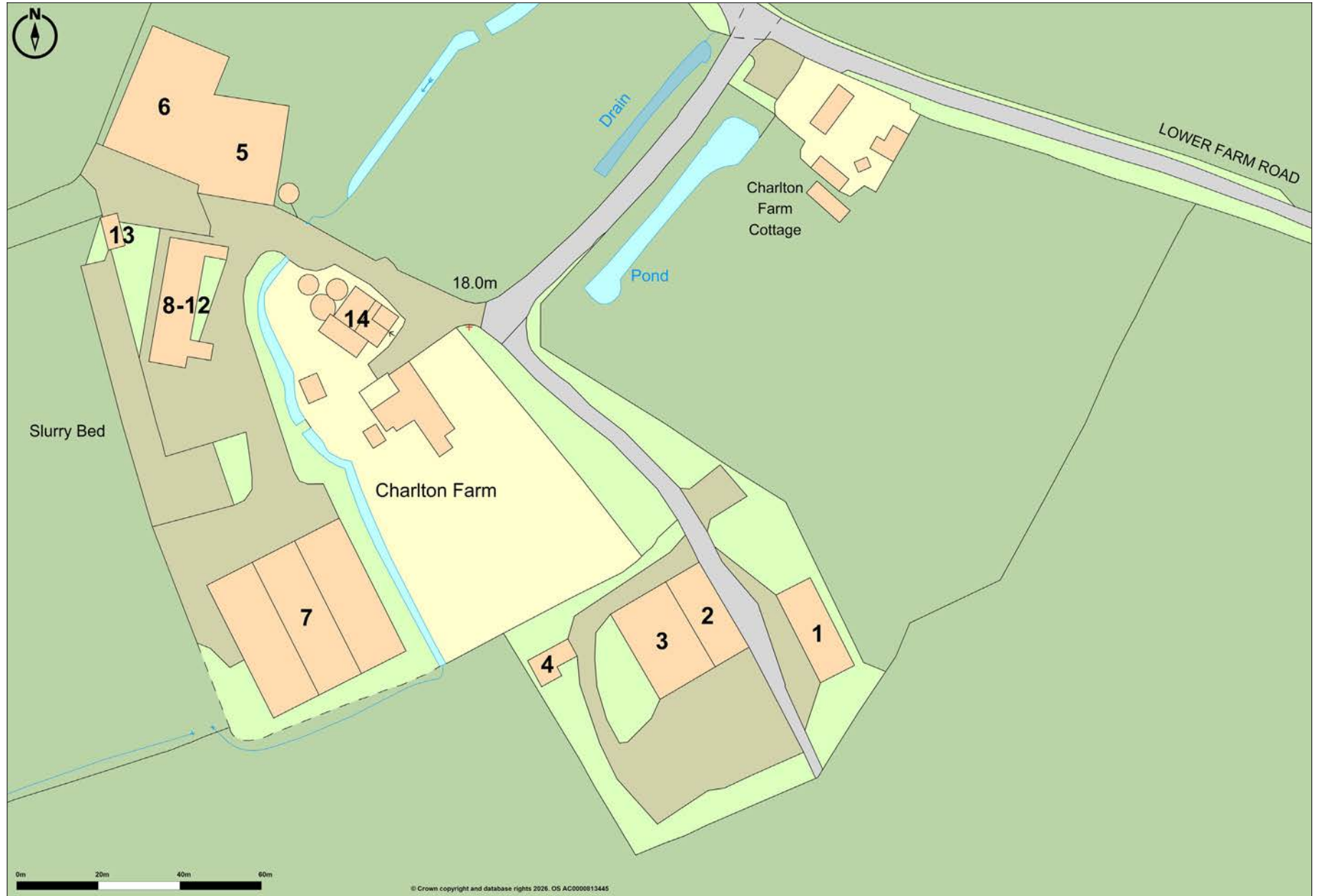
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Lambert and Foster Ltd. REF: 1451569

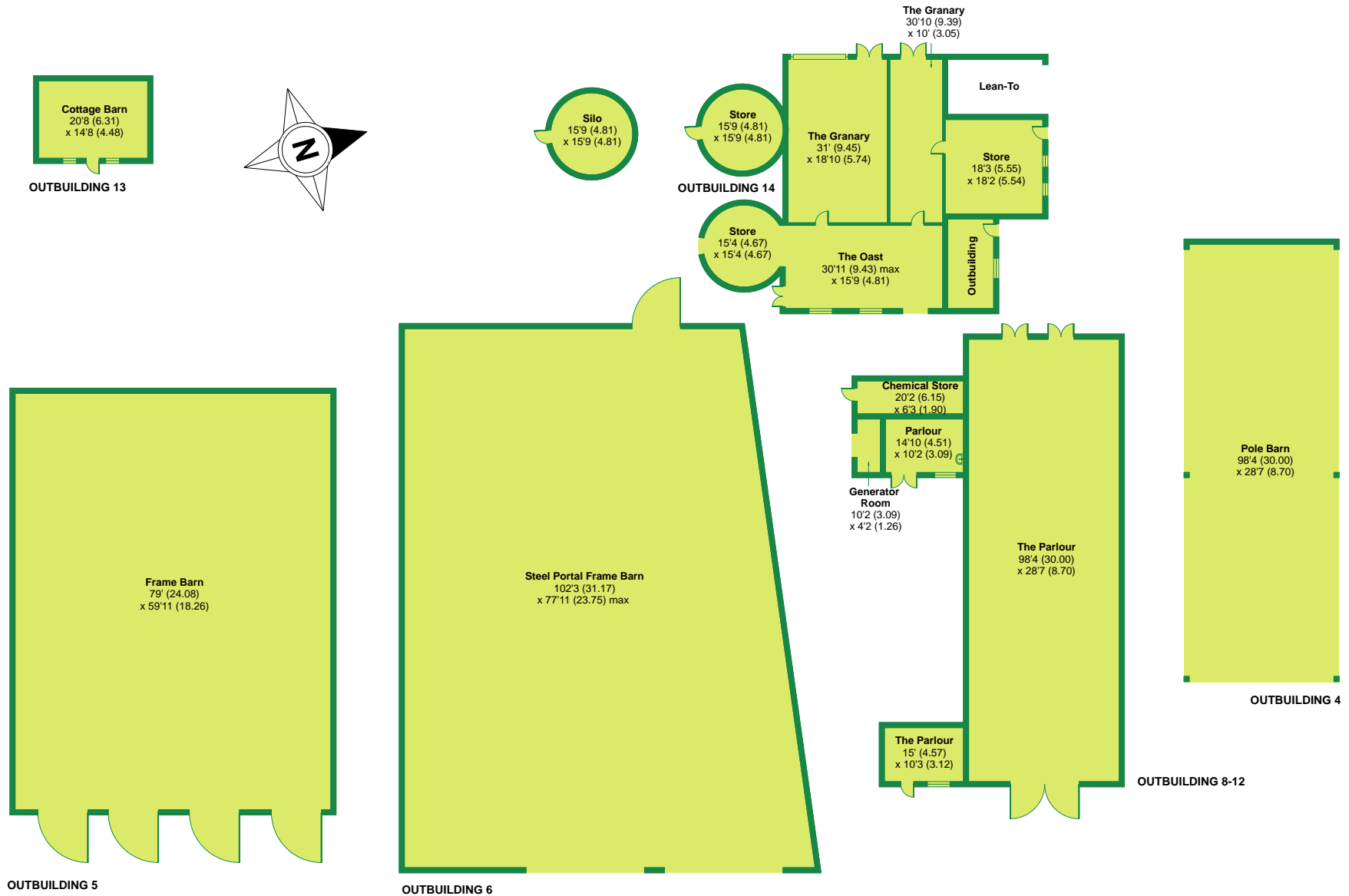


FLOOR PLAN - YARD



FLOOR PLAN - OUTBUILDINGS

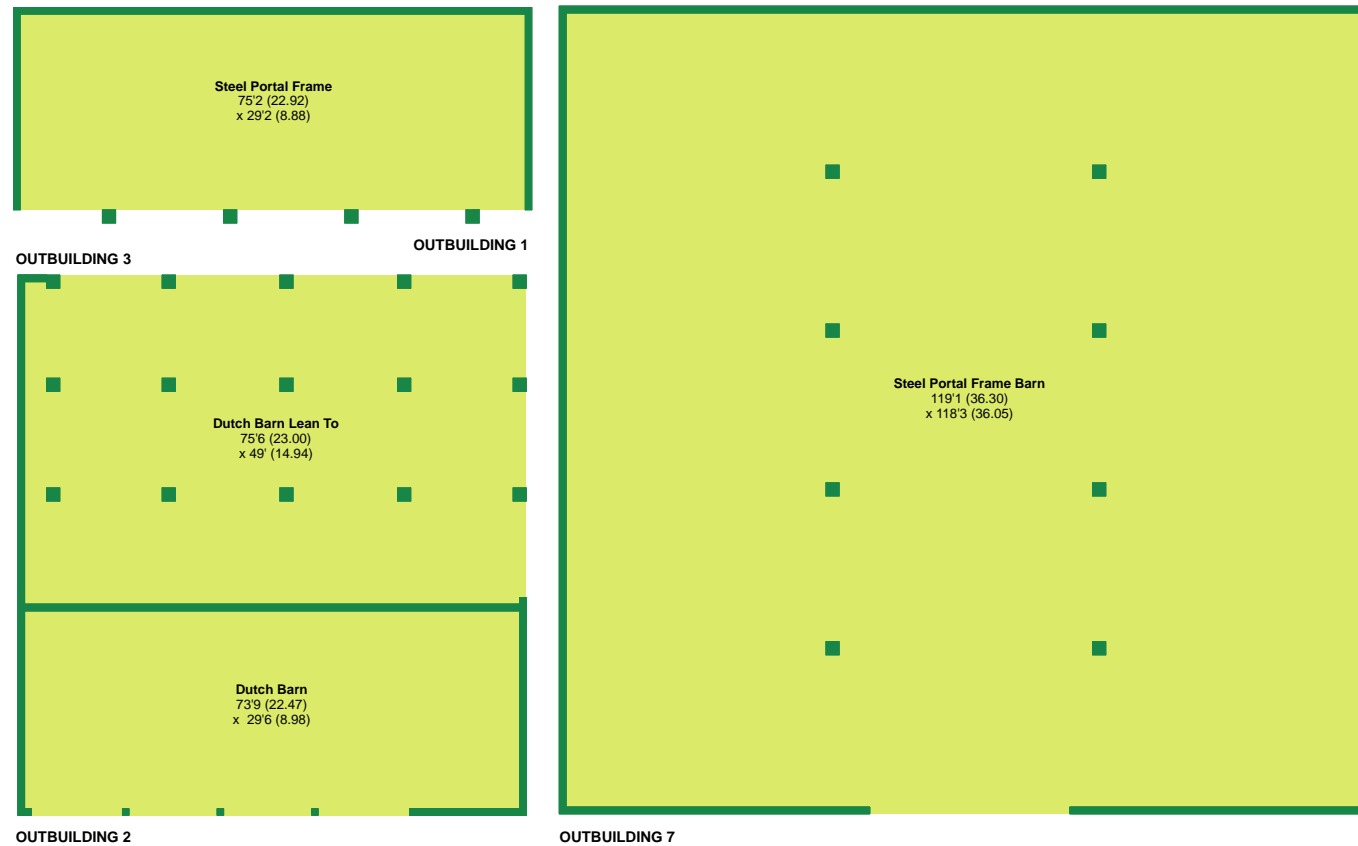
Charlton Farm, Lower Farm Road, Boughton Monchelsea, Maidstone ME17 4DB



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1451569

FLOOR PLANS - OUTBUILDINGS

Charlton Farm, Lower Farm Road, Boughton Monchelsea, Maidstone ME17 4DB



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1451569

OCCUPATIONS: The land shown hatched green on the sale plan extending to 4.90 acres/1.98 hectares is occupied by a neighbouring farmer, Christopher Murdoch, paying a peppercorn rent. There is no written agreement.

The vendors family are retaining 4.15 acres of pasture and shaw, shown hatched blue on the plan. They will erect a new fence along the "T" marked boundary.

METHOD OF SALE: Charlton Farm is offered for sale by Private Treaty as a whole. Purchasers will be required to exchange contracts no later than Friday 28th August with completion in September 2026.

SERVICES: Mains water and electricity are connected to the houses and farm buildings. Most of the grazing fields have a water supply. A plan showing service connections is available on request.

LOCAL AUTHORITY: Maidstone Borough Council, Maidstone House, King Street, Maidstone ME15 6JQ.

PUBLIC RIGHTS OF WAY: A footpath passes through the property through the southern block of land, Ref: KM129. The route of the footpath is shown on the sale plan.

DESIGNATIONS: Magic.gov.uk reveals the property adjoins the River Beult SSSI

SPORTING RIGHTS: These are included within the sale of the farm.

FARM MACHINERY SALE: The vendors reserve the right to hold a dispersal sale of farm machinery and equipment on the farm, between exchange and completion.

COUNCIL TAX:

Charlton Farmhouse - Band G
Charlton Farm Cottage - Band E

EPC RATING

Charlton Farmhouse – Listed Grade II
Charlton Farm Cottage – F with potential of D

SOLICITORS: Brachers, Somerfield House, London Road, Maidstone, Kent ME16 8JH

Attention of Sarah Gaines

sarahgaines@brachers.co.uk Tel 01622 690691

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Alan Mummery, Will Jex or Antonia Mattinson on 01892 832 325, (Option 3).

alan.mummery@lambertandfoster.co.uk
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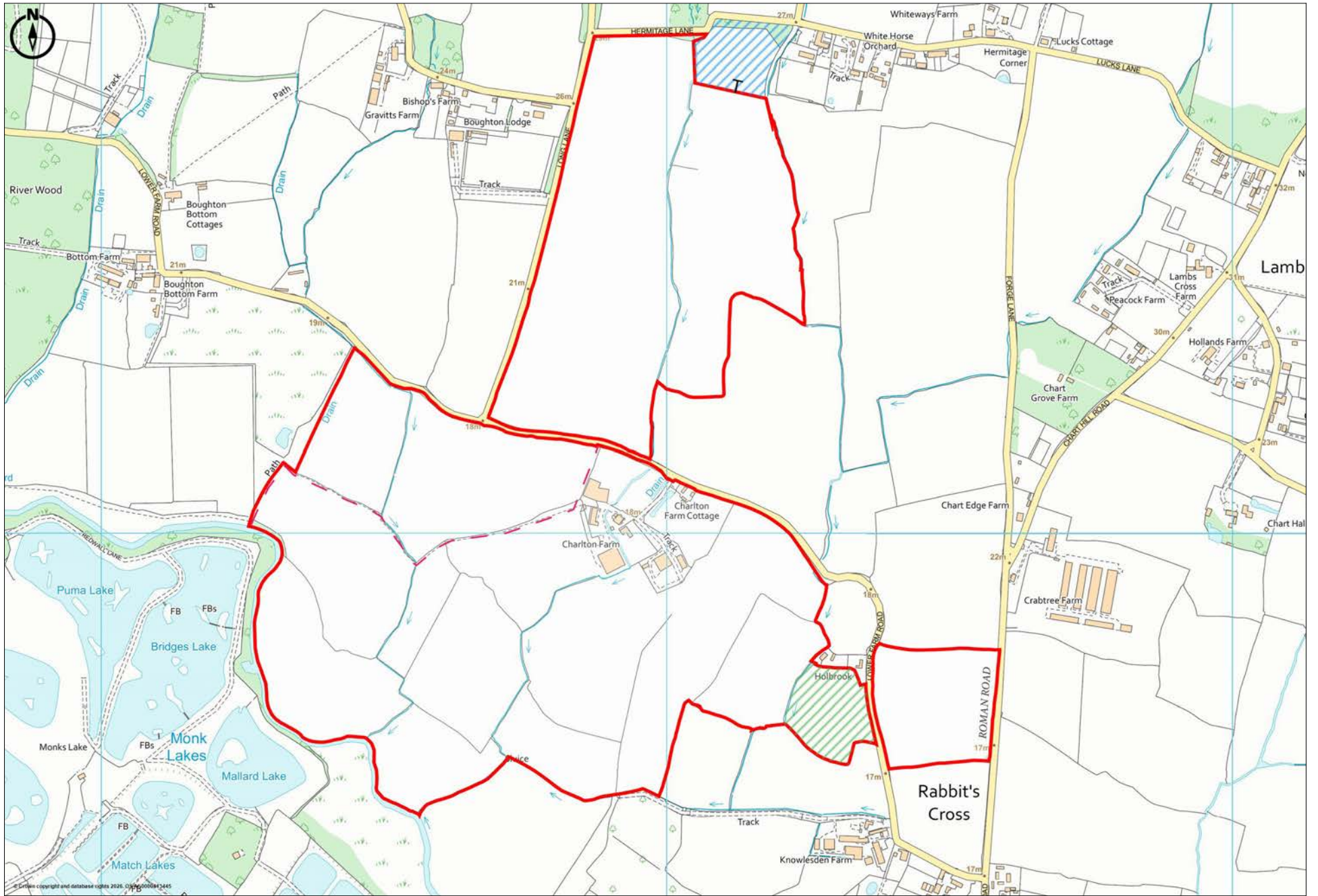
DATA PACK: A pack containing floor plans, commercial EPC, HM Land Registry Office copy entries and plans and planning history is available on request.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of

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