

MARDEN KENT





PLAIN ROAD, MARDEN, KENT TN12 9LS

Stunning Barn Conversion with the 'WOW' Factor

Vaulted Entrance Hall * Drawing Room * Study * Games Room
Stunning Kitchen/Breakfast/Family Room * Utility Room
Bedroom * Shower Room * Cloakroom

Master Bedroom Suite * Double Bedroom with Sitting Room and Ensuite
Two Further Double Bedroom

Delightful Courtyard Garden * Garden and Grounds Approx. 1 Acre
Tennis Court * Detached Garage and Cart Lodge * Off Road Parking

Cranbrook School Catchment Area

Harpers and Hurlingham

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This stunning barn conversion with the 'WOW' factor is located on the rural outskirts of Marden and has recently undergone major renovations to create an exceptional family home.

An impressive front door opens to reveal the immaculately presented accommodation consisting of a vaulted entrance hall, a triple aspect drawing room with inglenook fireplace and wood burning stove, a study, a dining room with secret butlers cupboard, a light and spacious kitchen/breakfast/family room with doors to the courtyard garden, a temperature controlled wine cellar and pantry, a utility/boiler room leading to a glass walk way opening into a games room with kitchenette, a double bedroom, a family shower room and a cloakroom on the ground floor.

On the first floor there is a master bedroom suite with a bath and shower room and his and hers dressing rooms, one of which is accessed via a staircase to the second floor. There are two further double bedrooms, one with ensuite shower room and one with a staircase leading to a sitting room and bathroom. A separate staircase leads from the games room to a further double bedroom.

The delightful courtyard garden provides an ideal location for alfresco dining. With the formal gardens laid extensively to lawn with manicured hedging and interspersed with flower and shrub beds. Within the gardens there is a Summer house, a garden store and a tarmac tennis court.

A gravel driveway leads around the barn to the detached garage and cart lodge and provides ample off road parking.

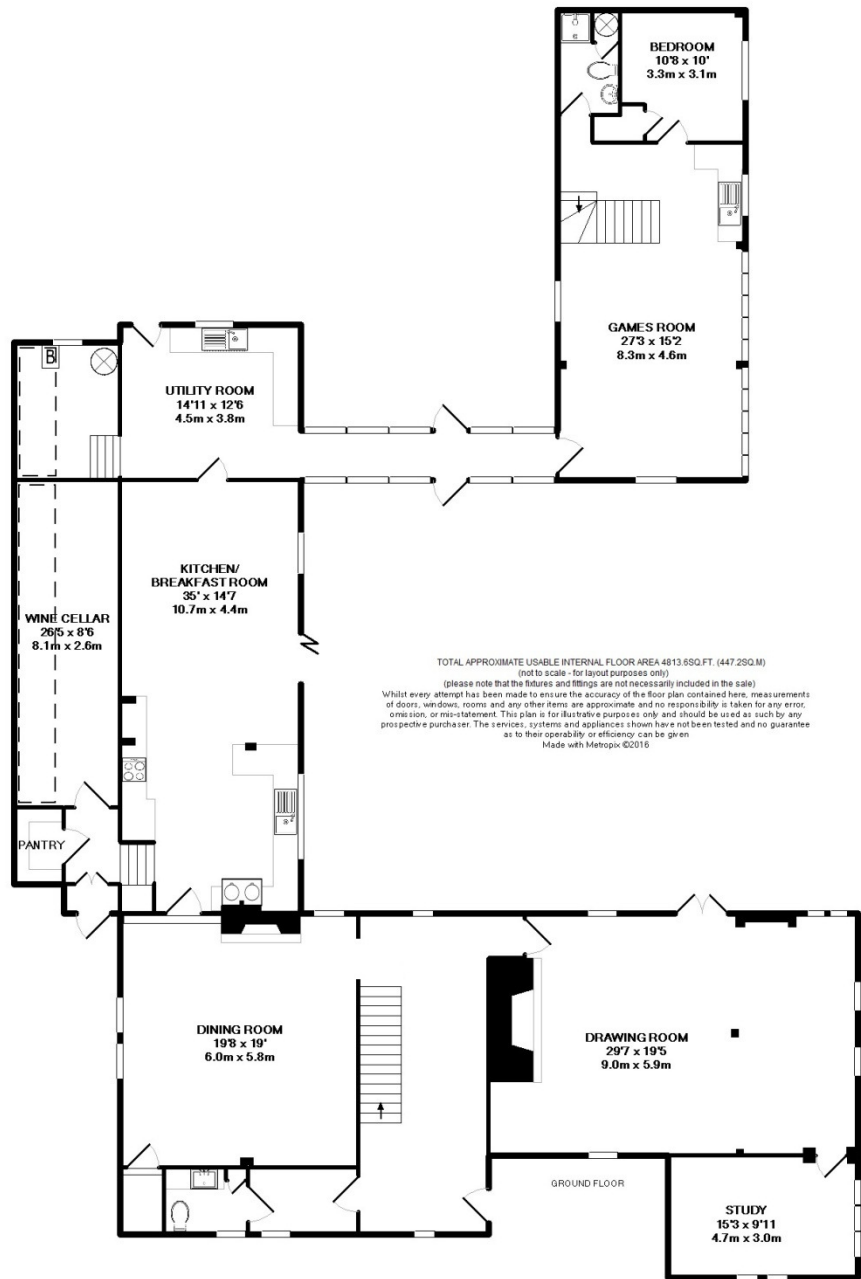


The barn enjoys the best of both worlds being close enough to Marden village and all its amenities and the mainline station to London Charing Cross, London Bridge and Cannon Street but far enough out to benefit from the countryside and all it has to offer.

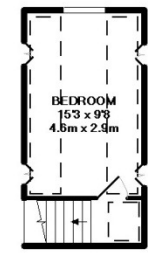
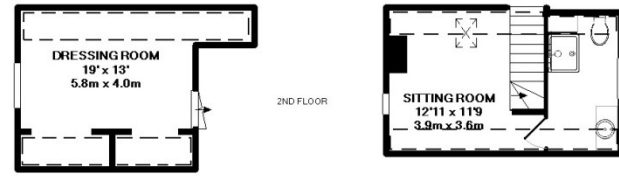
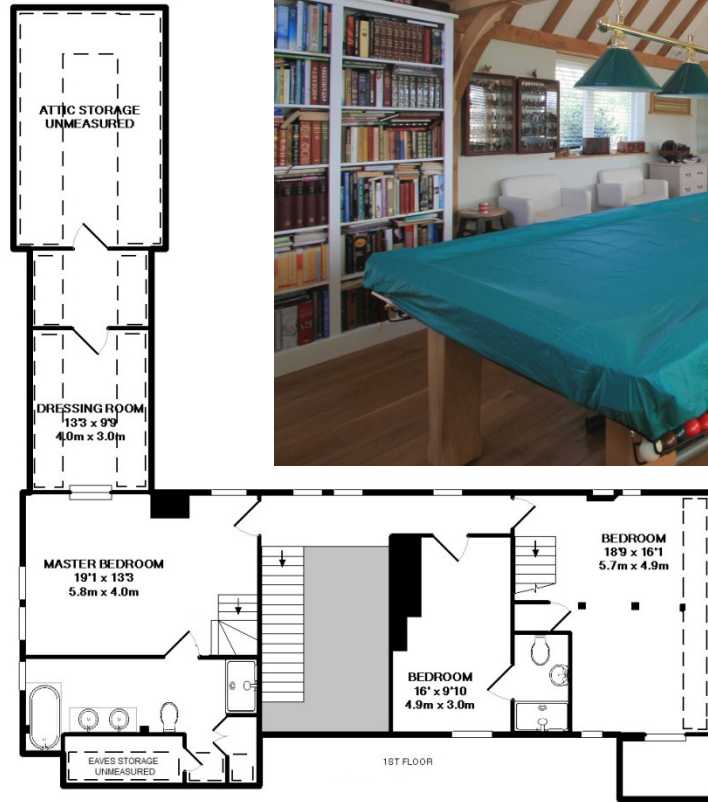
Nearby Paddock Wood (about 5 miles) offers a variety of shops including a Waitrose supermarket and a frequent train service to London Bridge and Charing Cross (in about 46 minutes).

In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as a number of Grammar Schools.

Communications are good with the M20 (Junction 5) about 8 miles away, connecting to the M25 and the national motorway network, Ashford, the Channel Tunnel and the ferry ports. The property is also within the Cranbrook School Catchment area.



TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 4813.85Q.FT. (447.25Q.M)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mains electricity and water. Oil fired central heating and air source heat pump.

Maidstone Borough Council - Council Tax Band Barn G, Annexe A

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

Energy Performance Certificate

Hammons Court, Plain Road, Marden, TONBRIDGE, TN12 8LS
 Dwelling type: Detached house
 Date of assessment: 13 March 2014
 Date of certificate: 13 March 2014
 Reference number: 9278-2040-6207-8384-8904
 Type of assessment: RdSAP: existing dwelling
 Total floor area: 464 m²

Use this document to:

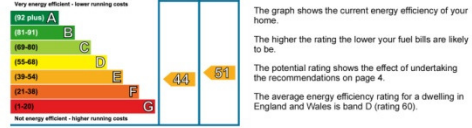
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 17,001
Over 3 years you could save	£ 1,410

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 435 over 3 years	
Heating	£ 15,930 over 3 years	£ 14,520 over 3 years	You could save £ 1,410 over 3 years
Hot Water	£ 636 over 3 years	£ 636 over 3 years	
Totals	£ 17,001	£ 15,991	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 1,052	✓
2 Draught proofing	£80 - £120	£ 359	✓
3 Solar photovoltaic panels: 2.5 kWp	£9,000 - £14,000	£ 787	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/ins/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





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