



'Our Focus Determines Your Reality'



Sheephurst Lane
Marden
Kent
TN12 9NZ



Sitting Room * Family Room * Study * Reception Room
Kitchen/Dining Room * Utility Room * Cloakroom
Bedroom

Principal Bedroom with Ensuite
Three Further Double Bedrooms, Two Ensuite
Family Bathroom

Garden * Terrace * Off Road Parking



STRIKING LIGHT, SPACIOUS BARN CONVERSION

Filled with light, offering generously proportioned, versatile accommodation and completed to a high specification, this stunning 4,700sq.ft. barn has recently been completed and benefits from a 9.5 year Build Zone Warranty. A feature of the barn is the vaulted reception hall overlooked by the galleried landing boasting a glass balustrade.

Under floor heating runs throughout the ground floor accommodation which consists of the vaulted reception hall, sitting room with doors to the garden, double aspect family room with doors to the garden, double aspect study, double aspect kitchen/dining room with doors to the terrace, utility room, cloakroom and double bedroom with vaulted ceiling. On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms each with an ensuite shower room, a further double bedroom and a family bathroom.

The garden is laid to lawn with a terrace, raised beds ideal for vegetables or flowers and an attractive pond, a haven for wildlife. There is ample off road parking and planning exists for the erection of a garage.

The barn is situated on a country lane on the outskirts of Marden with easy access to the main road and rail networks.



MARDEN

Marden provides local stores for all the day to day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library and sporting facilities.

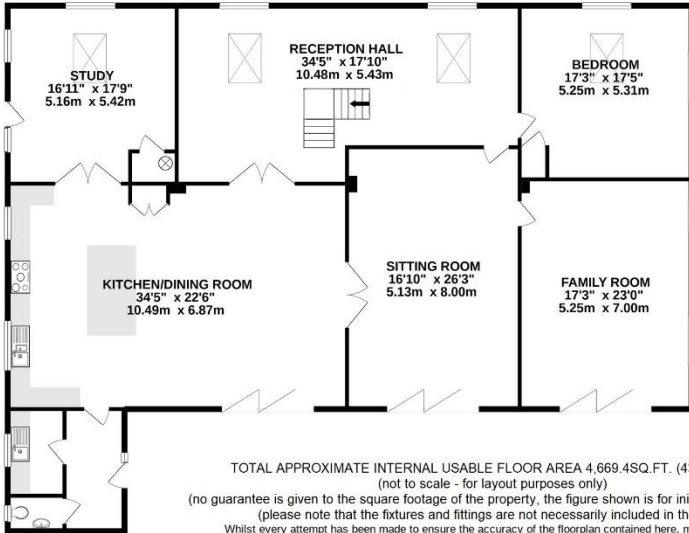
SCHOOLS AND CONNECTIONS

The property is within the catchment area for the Maidstone and Tonbridge Grammar Schools with other highly regarded educational facilities also available locally including the village Primary School.

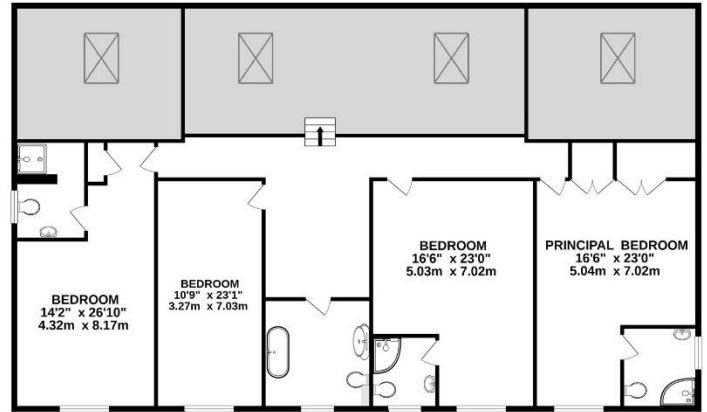
Within walking distance, the mainline station offers rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 4,669.4SQ.FT. (433.8SQ.M.)
(not to scale - for layout purposes only)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance 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 floorplan contained here, measurements 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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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: C – Full details available on request.

Maidstone Borough Council - Council Tax Band tbc

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

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