



‘Our Focus Determines Your Reality’



Staplehurst Oast
Marden
Kent
TN12 9BW



Entrance Hall * Sitting Room * Kitchen/Dining Room
Cloakroom

Principal Bedroom with Ensuite
Four Further Double Bedrooms, Two Ensuite
Family Bathroom * Laundry Room * Drying Room

Garden and Grounds Approx. 0.27 Acres
Detached Garage Block/Workshop * Driveway Parking



SPACIOUS ATTACHED CONVERTED OAST

This spacious, attached, converted oast is presented in immaculate order throughout and offers the convenience of modern living whilst retaining features synonymous with the property's agricultural roots.

The accommodation consists of an entrance hall with feature exposed brick wall, a sitting room with doors opening to outside and a fireplace with gas fired stove, a double aspect kitchen/dining room with window seat and bi-fold doors opening to a view over the lake to the front; a cloakroom completes the ground floor.

On the first floor there is a principal bedroom with built-in storage and an ensuite bath/shower room, three further double bedrooms all with vaulted ceilings and one with an ensuite shower room, there is also a family bathroom.

On the second floor there is a further double bedroom with ensuite shower room, a laundry room and a drying room.

Sitting in grounds of approximately 0.27 acres, the enclosed garden is laid to lawn, with a partially walled paved terrace, established flower and shrub beds, and mature hedging. There is a good size detached garage block/workshop, a greenhouse and vegetable garden. Set in a farm hamlet at the end of a no through country lane, on the rural outskirts of Marden, the oast is convenient for access to the main road and rail networks.



MARDEN

Marden provides local stores for all 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 Village Club, a library, a primary school and sporting facilities. There is a Waitrose a short drive away in Paddock Wood and a Sainsbury's in Staplehurst.

SCHOOLS AND CONNECTIONS

In addition to the local Primary School, the property is within the catchment area for the Maidstone and Tonbridge Grammar Schools. There are also many highly regarded educational facilities available locally, namely Bethany, Benenden School, St Ronans and Dulwich School as well as Cranbrook School as a boarder.

The mainline stations at Marden and Staplehurst (each approximately 3 miles) offer fast rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes. Both the A21 and M20 are a short distance, providing access to the M25 Motorway to the North and South.



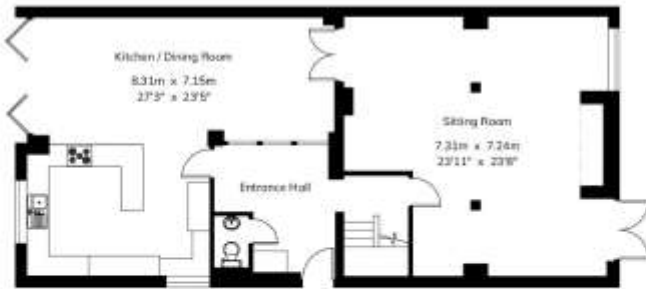
1 Hertsfield Oast

House - Gross Internal Area : 313.7 sq.m (3376 sq.ft.)

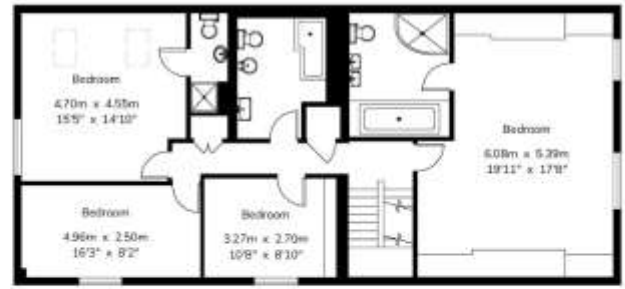
Garage - Gross Internal Area : 46.7 sq.m (502 sq.ft.)




Second Floor



Ground Floor



First Floor

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SERVICES

Mains electricity, gas and water. Private shared drainage.

Maidstone Borough Council - Council Tax Band F

EPC Rating: C

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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