



'Our Focus Determines Your Reality'



Great Cheveney Farm
Goudhurst Road
Marden
Kent
TN12 9LX



Sitting Room * Dining Room * Study * Family Room
Kitchen/Breakfast Room * Utility Room * Shower Room
Double Bedroom Ensuite

Principal Bedroom Suite * Two Further Bedrooms
Family Bathroom

Grounds approximately 1 Acre * Two Bedroom Annexe
Triple Garage * Off Road Parking



GRADE II LISTED CONVERTED BARN AND ANNEXE

Sitting in grounds of approximately 1 acre, this striking Grade II Listed converted barn occupies a semi-rural, farm hamlet location on the outskirts of the popular village of Marden.

Featuring exposed beams and vaulted ceilings, the barn provides versatile accommodation which in its current configuration consists of a triple access sitting room with log burning stove, a dining room with open stud wall opening into a vaulted kitchen/breakfast room, a study, family room, utility room, shower room and double bedroom with ensuite shower room on the ground floor. On the first floor there is a principal bedroom suite comprising a bedroom, dressing room and ensuite shower room, two further bedrooms and a family bathroom.

A gate opens onto a gravel drive which leads to a triple garage and a delightful detached annexe consisting of a kitchen/living room, two double bedrooms and a bathroom, the annexe also benefits from an enclosed garden and terrace and are currently provides an income stream as a holiday let. The garden is laid predominantly to lawn bordered with mature hedging, flower and shrub beds, terracing, an ornamental pond and a vegetable garden.

The barn has planning to create an additional mezzanine floor providing an additional ensuite bedroom and study area.



MARDEN

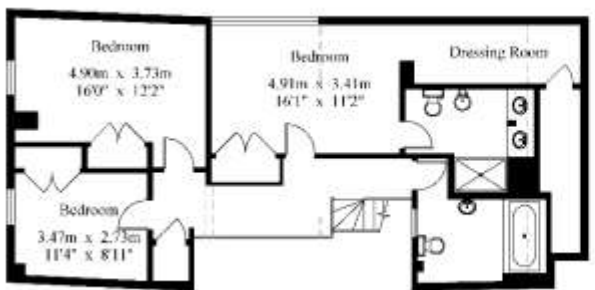
Marden provides local stores for all the day to day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library and sporting facilities.

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.

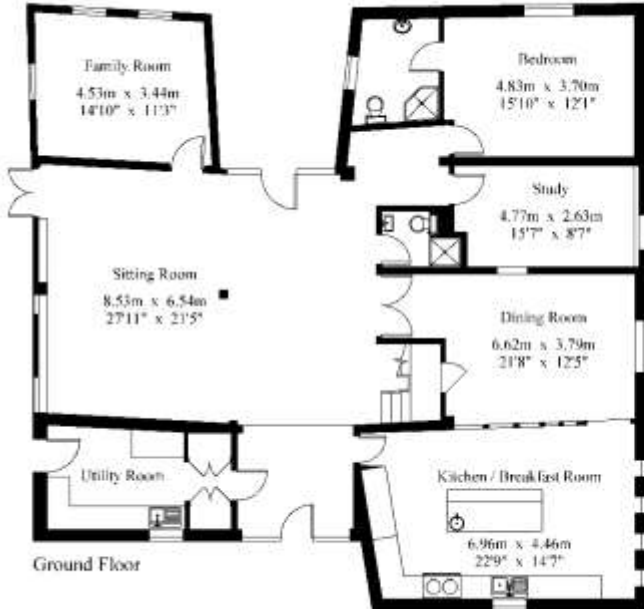
Within walking distance, the mainline station offers rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes.





First Floor

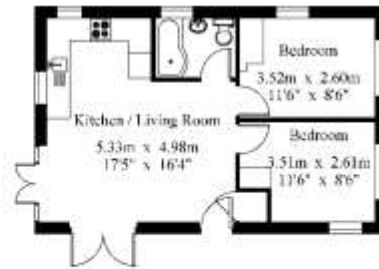
----- Restricted Height



Ground Floor

The Barn, Great Cheveney Farm

Barn - Gross Internal Area : 293.7 sq.m (3161 sq.ft.)
Annexe - Gross Internal Area : 46.3 sq.m (498 sq.ft.)
Garage - Gross Internal Area : 53.2 sq.m (572 sq.ft.)



For Identification Purposes Only.
© 2002 Truplan (UK) Limited 01802 614 861



SERVICES

Mains electricity and water. Oil fired under floor heating. Drainage – treatment plant shared with the farm and located on the farm.

EPC Rating: n/a

Maidstone Borough Council Planning Ref: 19/501389/LBC

Restrictive covenants and rights of access apply to the property relating to Great Cheveney House/Farm and Loves Farm House.

Maidstone Borough Council - Council Tax Band G

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

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com