

# MARDEN KENT





MARDEN ROAD, MARDEN, KENT TN12 9PZ

### Stunning Grade II Listed Barn

Entrance Hall \* Sitting Room \* Family Room/Bedroom \* Kitchen/Dining Room  
Cloakroom

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Master Bedroom with Ensuite \* Two Further Double Bedrooms \* Family Bathroom

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Garden \* Paddock \* Off Road Parking \* Stables/Outbuilding

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Cranbrook School Catchment Area

This stunning Grade II Listed barn is a fusion of period charm and modern day convenience. Occupying a rural location the barn is part of a small farm hamlet surrounded by countryside and yet is conveniently located for access to schools and one of two mainline stations.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, double aspect sitting room with fireplace and log burning stove, double aspect family room which could be used to provide a fourth bedroom, well-proportioned kitchen/dining room and cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and walk-in airing cupboard, two further double bedrooms and a family bathroom. Lapsed planning exists to extend into the attic to create two additional bedrooms.

Approached via a sweeping drive, the barn benefits from delightful gardens, laid predominantly to lawn with mature flower and shrub beds, a vegetable garden and terrace. There are currently two stables in the garden although they could be converted to create a home office or studio if required. The barn also comes with a paddock.

#### Harpers and Hurlingham

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Occupying a rural location just outside the village of Marden which offers local everyday amenities including a variety of shops such as a Butchers, Bakery, Post Office, Country Inns, a Vineyard which produces fine Chardonnay, several Takeaway Restaurants, a Library, Veterinary Surgery, Medical Centre, Dentist, Chemist, Car Service Station, Hairdressers, Bank, Nursery and a Primary School.

There are many social clubs in the Village for all ages including Children's Football Clubs, Brownies, a Youth Club, Keep Fit Club, Cycle Club, Tennis, Hockey, Cricket, Bowls and a Theatre Group to name just a few.

For the Commuter, Marden provides a Main Line Railway Station into Central London.

Within the area there are a number of good state schools and excellent private schools such as Dulwich, Sutton Valence Prep School, Marlborough House, Sutton Valence and Bethany.









## SERVICES

Mains electricity, gas, water and private drainage.

Maidstone Borough Council - council tax band G

Maidstone Borough Council Planning - Reference 13/0977, planning permission exists to create two additional bedrooms in the attic.

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

TOTAL APPROX. INTERNAL FLOOR AREA (excluding stables) 1857.8SQ.FT. (172.6SQ.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, 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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