



'Our Focus Determines Your Reality'



THORN FARMHOUSE

Marden Thorn

Marden

Kent

TN12 9LJ



Reception Hall * Drawing Room * Sitting Room with Study Area
Dining Room * Kitchen and Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite
Four Further Double Bedrooms, One Ensuite * Linen Cupboard
Library Area * Family Bath/Shower Room
Guest Suite

Partially Walled Garden * Garaging * Summer House
Gardeners W.C.



ELEGANT GRADE II LISTED FARMHOUSE

This elegant Grade II Listed family home is believed to date from the late 16th, early 17th century with additions in the 19th and early 20th centuries. The character of the property comes to life through the period features, each synonymous with the era in which they were added.

The stylish accommodation consists of a drawing room with square bay window and fireplace, a sitting room with study area, reception hall to the rear, dining room, kitchen and breakfast room, utility room and cloakroom on the ground floor. On the first floor there is a principal bedroom with ensuite bathroom, four further double bedrooms, one with ensuite shower room, a library area, linen cupboard and family bath and shower room. On the second floor there is a guest suite comprising a sitting room, study, bedroom and shower room.

Outside a brick driveway leads to an area of off road parking and the garaging. There is an attractive garden to the front of the property and a stunning partially walled garden to the rear with areas of brick terracing, lawn, sculptured hedging, mature planting and a summerhouse.



MARDEN

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.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local Primary there are also a number of good state schools and excellent private schools such as Dulwich Prep School, Marlborough House, Sutton Valence and Bethany.

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



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House - Gross Internal Area : 480.6 sq.m (5,173 sq.ft.)
 Garage - House - Gross Internal Area : 27.8 sq.m (299 sq.ft.)
 Garage / Store - House - Gross Internal Area : 20.4 sq.m (219 sq.ft.)
 Summer House - House - Gross Internal Area : 10.5 sq.m (113 sq.ft.)



SERVICES

Mains electricity and water. Oil fired central heating. Private drainage - Klargestre located on neighbouring property.

Neighbouring property enjoys right of access for property maintenance.

EPC Rating: n/a

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.

DIRECTIONS

From our office in Stone Street, Cranbrook proceed out of the town passing Cranbrook School on the left. Upon reaching the Wilsley Pound Roundabout, take the second exit to Staplehurst and Maidstone. Continue on this road turning left at the cross roads onto Marden Road next turn left onto Pagehurst Road then take the third turning on the right into Thorn Road, the driveway to Thorn Farmhouse is the first on the right hand side.

Harpers and Hurlingham Property Consultants

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