

# MARDEN

KENT





This stunning Grade II Listed barn conversion believed to date back to the late 15th/early 16th Century is situated in an idyllic rural position down a farm track.

Oozing with period charm from exposed beams and brick floors to an open fireplace, the accommodation consists of a vaulted entrance hall, triple aspect drawing room, a sitting room, a triple aspect farmhouse style kitchen/breakfast room, utility room and shower room on the ground floor. On the first floor there is a master bedroom with ensuite bathroom, two further double bedrooms and a family bathroom, stairs lead to a double bedroom on the second floor.

Outside the barn sits in gardens of approximately 0.75 acres with terracing and lawn interspersed with mature well stocked flower beds. There is a separate herb garden, a vegetable garden and cuttings garden with green house and approximately 1.5 acres of bramley apple orchard. Within the grounds there is a double garage with room above with cloakroom, a garden store and a Summerhouse.

Not only is the barn located within the much sought after Cranbrook School Catchment Area but is also within a short drive of Marden with the main line rail links to London.

- Grade II Listed Barn Conversion
- Idyllic Rural Position
- Triple Aspect Drawing Room
- Double Aspect Sitting Room
- Farmhouse Style Kitchen/Breakfast Room
- Utility Room and Shower Room
- Master Bedroom with Ensuite
- Three Further Double Bedrooms and Family Bathroom
- Stunning Gardens and Orchards Approx. 2.25 Acres
- Garage with Room Above, Summerhouse and Garden Store
- Cranbrook School Catchment Area









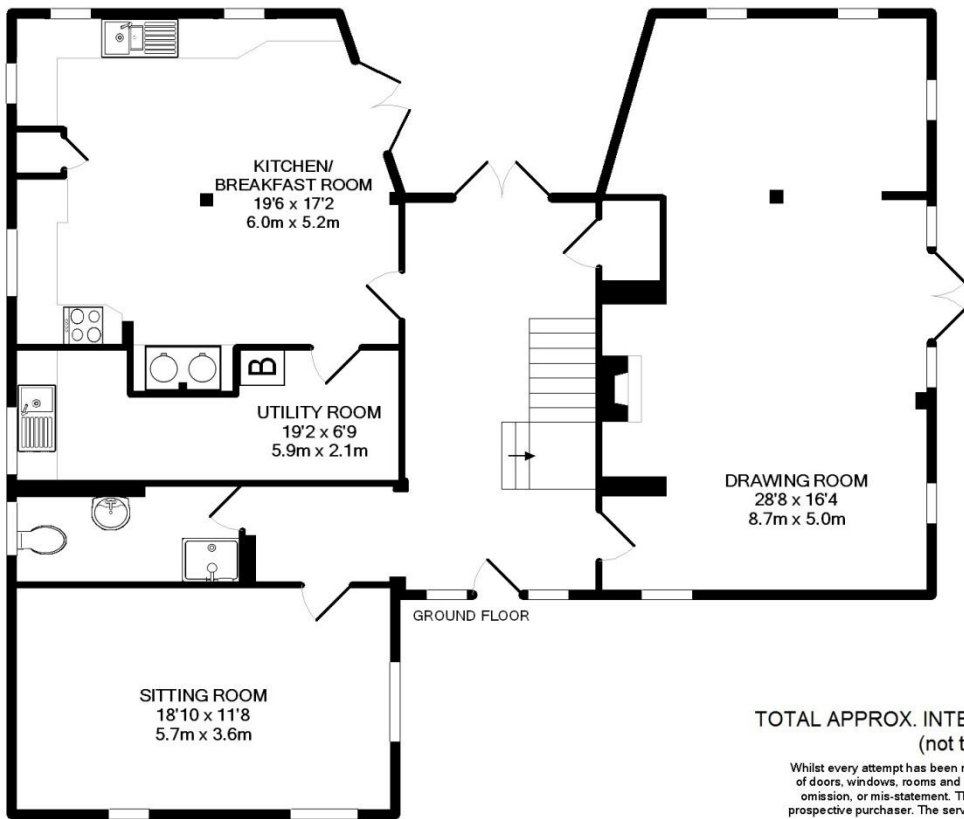












**SERVICES**

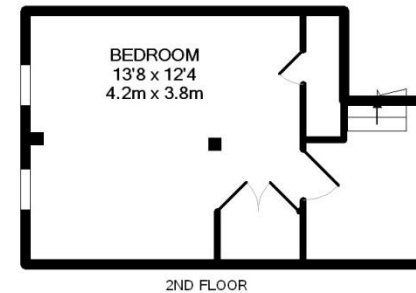
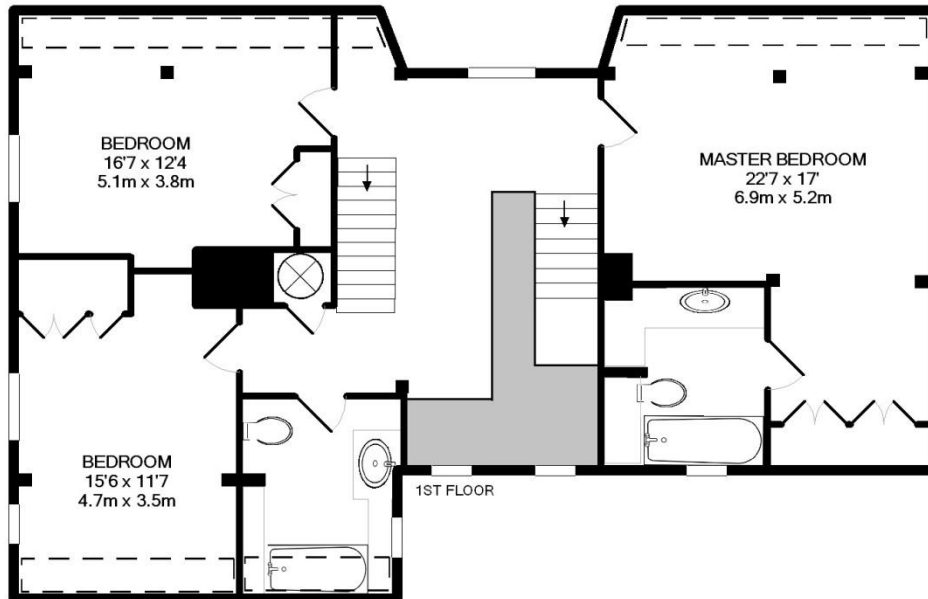
Mains electricity and water. Oil fired central heating. Private drainage.

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.

**TOTAL APPROX. INTERNAL FLOOR AREA 2519.8SQ.FT. (234.1SQ.M)**  
(not to scale - for layout purposes only)

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  
Made with Metropix ©2013







Sheephurst Lane  
Marden  
Kent TN12 9NU

The Corner House, Stone Street  
Cranbrook, Kent TN17 3HE  
**Tel:** 01580 715400  
**Fax:** 01580 715122  
**Email:** [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
**Web:** [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.