

# MARDEN, KENT









SHEEPHURST LANE, MARDEN, KENT TN12 9NT

## A Stunning Grade II Listed Converted Coaching Inn

Drawing Room \* Sitting Room \* Dining Room \* Family Room/Study  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite \* Four Further Double Bedrooms  
Family Bathroom \* Family Shower Room

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Gardens and Grounds Approx. 4.5 Acres \* Garaging

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Detached Annexe \* Sitting/Dining/Kitchen \* Two Bedrooms  
Family Bathroom \* Cloakroom

Harpers and Hurlingham  
The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

Tel: 01580 715400  
enquiries@harpersandhurlingham.com

www.harpersandhurlingham.com







Believed to date back to the late 16th century, possibly earlier, this stunning Grade II Listed coaching inn occupies a rural, country lane location on the outskirts of the village of Marden.

Oozing with period features and presented in immaculate order throughout, the accommodation consists of a drawing room with inglenook fireplace, a dining room with doors to the garden, a double aspect sitting room with log burner, a study/family room with door to outside, a kitchen/breakfast room, a utility room and a cloakroom on the ground floor. Planning permission exists to remove the wall between the kitchen/breakfast room and the dining room.

On the first floor there is a master bedroom with ensuite bathroom, four further double bedrooms, a family bath and shower room and a separate shower room.

The attic is boarded with windows at either end and could be developed subject to the necessary permissions.

Outside a gate opens onto a gravel driveway bordered by a lawn and enclosed by a mature hedge. The driveway provides ample off road parking and leads to the detached annexe, garaging and storage.

Filled with light, the annexe which currently generates an income as holiday accommodation, consists of an open plan kitchen/dining/sitting room with door to the courtyard garden and a bathroom on the ground floor.

On the first floor there are two double bedrooms and a W.C.

The garden to the front wraps around to the traditional style pub garden to the rear, laid to lawn with mature trees and delightful flower/shrub bed enclosed with post and rail fencing. Adjoining the garden there is a field/orchard which stretches down to the road and has its own entrance. The garden and the grounds total approx. 4.5 acres.

This stunning property is located within the much sought after Cranbrook School Catchment Area.

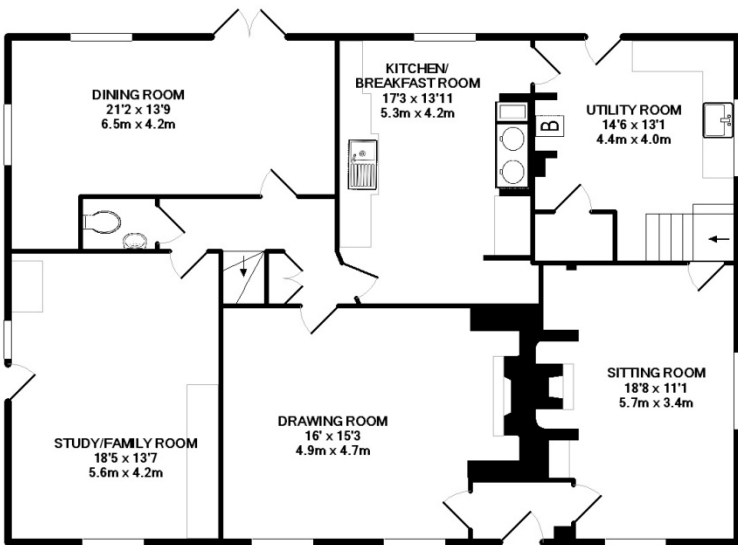




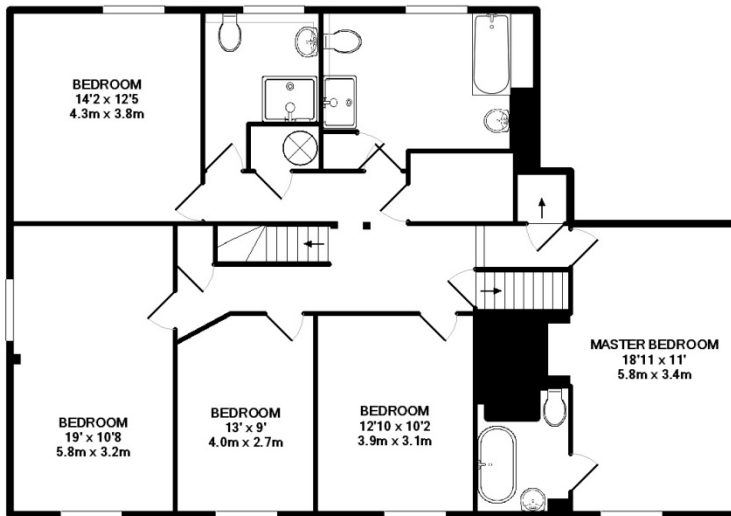
This stunning coaching inn is located on a country lane on the edge of the village of Marden. Marden offers local everyday amenities including a variety of shops such as a Butchers, Bakery, Post Office, Country Inns, a Vineyard which produces fine Chardonnay, several Takeaway Restaurants, a Library, 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 has a Main Line Railway Station in the Centre of the Village, which takes passengers into Central London with ease. Within the area there are a number of good state schools and excellent private schools such as Dulwich, Underhill, Marlborough House, Sutton Valence, Bethany and Cranbrook.

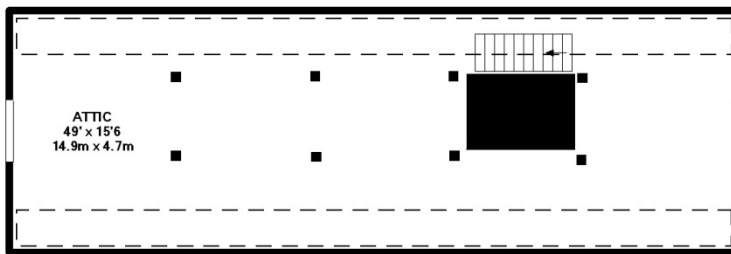




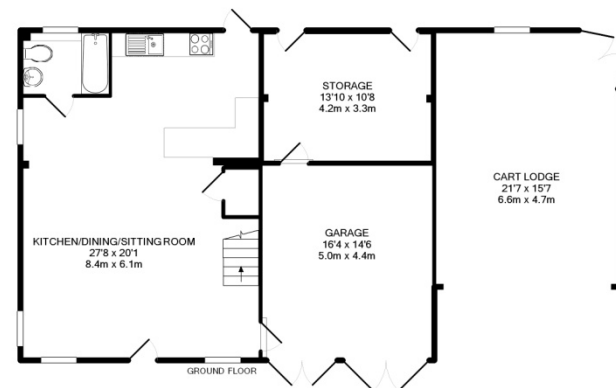
GROUND FLOOR



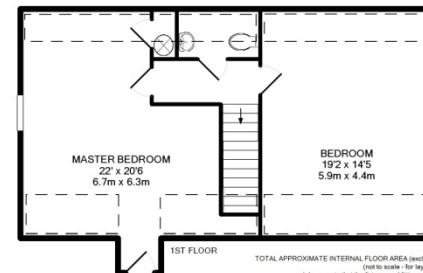
1ST FLOOR



2ND FLOOR



GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL FLOOR AREA 3382SQ.FT. (314.2SQ.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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Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band G

Planning reference: 16/508425/LBC

Please note that it should not be assumed that any fixtures and fittings are automatically

TOTAL APPROXIMATE INTERNAL FLOOR AREA (including garage and storage) 1224 950 FT. (113 850 M)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
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