



'Our Focus Determines Your Reality'



Sheephurst Lane
Marden
Kent
TN12 9NT



Reception Hall * Sitting Room * Dining Room * Family Room
Kitchen/Breakfast Room with Pantry * Boot Room * Boiler Room
Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bath/ Shower Room

Established Garden with Terrace * Paddock * Off Road Parking



GRADE II LISTED CONVERTED BARN

Converted in 1991, a feature of this attractive Grade II Listed barn is the vaulted reception hall with a galleried landing together with exposed beams throughout.

The accommodation consists of the reception hall, double aspect sitting room with fireplace and log burning stove, dining room with door to the garden, family room, double aspect kitchen/breakfast room with pantry, boot room, boiler room and cloakroom on the ground floor.

On the first floor the galleried landing leads to the principal bedroom with ensuite bathroom and access to storage, two additional double bedrooms, a further bedroom and a family bath/shower room.

Sitting in grounds of approximately 1.2 acres of established garden, laid predominantly to lawn with mature hedging, trees and shrubs, a pergola and terrace together with a paddock to the rear of the property. Off road parking is available on the gated gravel drive. Surrounded by farmland, the barn is conveniently situated on a country lane between Goudhurst and Marden, within easy access of the mainline station at Marden and within the much sought-after Cranbrook School Catchment Area.



MARDEN

The village of Marden provides 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.

SCHOOLS AND CONNECTIONS

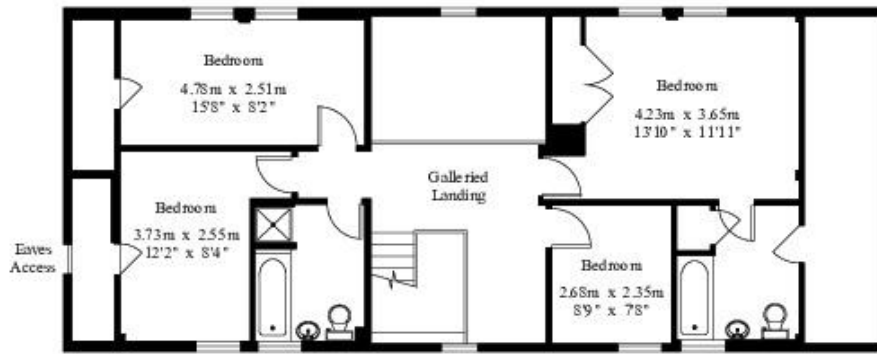
In addition to Cranbrook School and the local Primary there are also a number of good state schools and excellent private schools such as Dulwich Prep School, Marlborough House, Sutton Valence and Bethany.

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

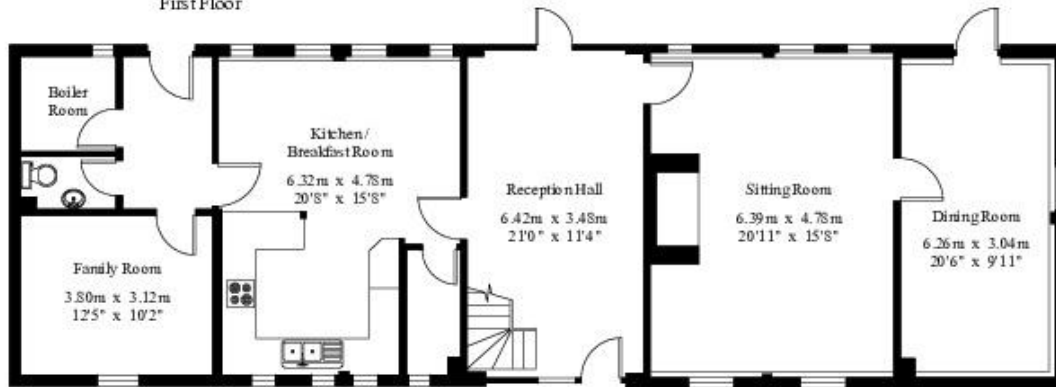


Blackmoor Farm

Gross Internal Area : 229.8 sq.m (2,473 sq.ft.)



First Floor



Ground Floor



Feet
Meters

For Identification Purposes Only.

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SERVICES

Mains electricity and water. Oil fired central heating. Drainage is private (macerating pump station connected to mains sewer).

EPC Rating: n/a

Covenants and Easements apply.

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.



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