



'Our Focus Determines Your Reality'



Sheephurst Lane
Marden
Kent
TN12 9NZ



Entrance Lobby * Sitting Room * Family Room
Kitchen and Breakfast Room * Utility Room * Shower Room

Principal Bedroom * Three Further Bedrooms
Two Interconnecting Bedrooms * Family Bathroom

Attractive Enclosed Garden * Detached Twin Roundel Oast
Parking



ATTRACTIVE PERIOD FARMHOUSE

This attractive white weatherboarded period farmhouse offers versatile accommodation set within a rural farm hamlet on the outskirts of Marden. Attached back-to-back with its neighbour, the farmhouse enjoys a garden that is not overlooked, and which has access to country walks and apple orchards on its doorstep.

On the ground floor there is an entrance lobby, a double aspect family room with exposed floorboards and beams, and a fireplace with log burning stove, a sitting room again with exposed floorboards and beams, and a fireplace with log burning stove, a kitchen opening into a breakfast room with doors to the garden, a shower room, and a utility room with door to the outside.

There is a principal bedroom with exposed beams, a fireplace, and a dressing area, a double bedroom, a good size single and a family bathroom on the first floor. Whilst on the second floor there is a double bedroom and two interconnecting double bedrooms.

Outside the property is approached via a shared driveway leading to the detached twin oast with planning permission for a home office/gym and ancillary one bedroom annex ref. 24/500625/FULL. Off road parking is within the curtilage of the oast. The gardens are enclosed and mainly laid to lawn with flower and shrub beds, a brick terrace and are enclosed with mature hedging.



MARDEN

Marden provides local stores for all the day to day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library and sporting facilities.

SCHOOLS AND CONNECTIONS

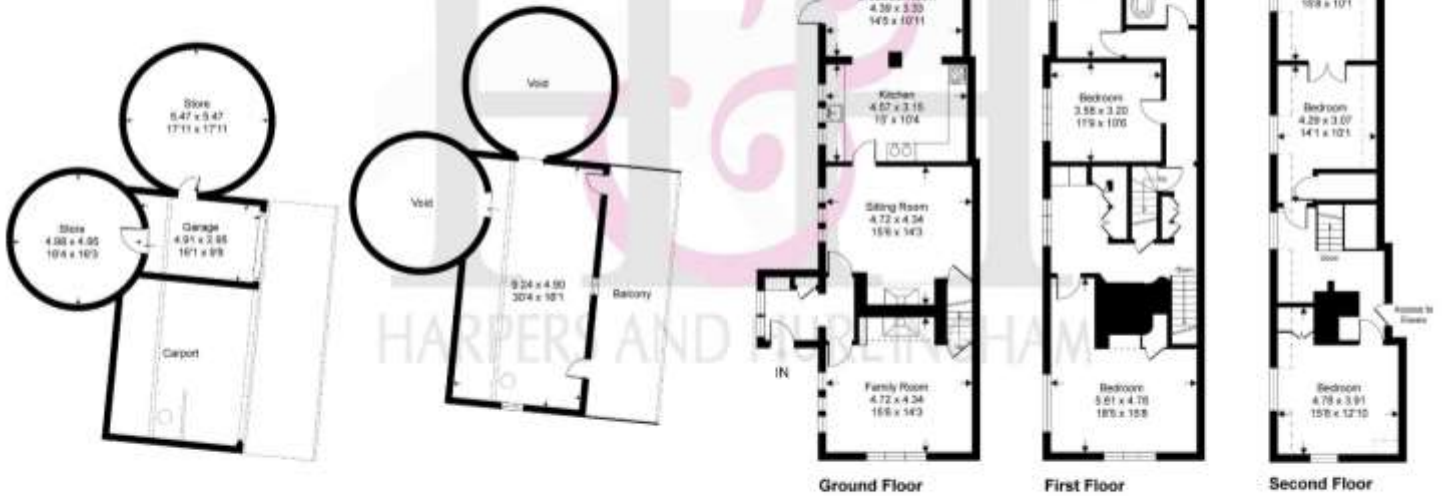
The property is within the catchment area for the Maidstone and Tonbridge Grammar Schools with other highly regarded educational facilities also available locally including the village Primary School.

Within walking distance, the mainline station offers rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes.



Little Sheephurst Farmhouse, TN12

Approximate Gross Internal Area = 218 sq m / 2348 sq ft
Approximate Garage Internal Area = 100 sq m / 1078 sq ft
Approximate Total Internal Area = 318 sq m / 3421 sq ft
(excludes restricted head height & void & carport)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

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

Maidstone Borough Council - Council Tax Band G

EPC Rating: E

MBC planning ref: 24/500625/FULL

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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