



'Our Focus Determines Your Reality'



Marden Road
Staplehurst
Kent
TN12 0PD



Double Aspect Sitting Room * Vaulted Kitchen/Dining Room
Utility/Second Kitchen * Additional Vaulted Sitting Room
Three Double Bedrooms * Two Further Single Bedrooms
Two Family Bathrooms * Family Shower Room

Mezzanine Level Study

Enclosed Garden with Paved Terrace * Detached Workshop
Off-Road Parking



DETACHED BARN IN NEED OF UPDATING

In need of updating, with character features in a versatile layout, this attractive single storey detached barn enjoys a delightful, enclosed garden with a sheltered brick terrace. The 'L' shape building works equally well as a single dwelling or as a family home and annexe, ideal for multi-generational living.

The current configuration consists of an entrance hall, a double aspect, vaulted sitting room with doors opening to the partially covered brick terrace, a vaulted, galleried kitchen/dining room with mezzanine level study, there is also a door to the outside, two double bedrooms and a good size single, together with a family shower room and separate bathroom; the annex consists of a double aspect sitting room with exposed brick fireplace and log burning stove, a kitchen, a double bedroom and a good size single bedroom, and a family bathroom.

Outside the barn is approached via a gated driveway which leads to ample off-road parking. The enclosed garden is laid predominantly to lawn with mature hedging and planting, and a number of established trees. There is also a sheltered partially covered brick terrace ideal for alfresco entertaining.

The barn is conveniently located on the outskirts of Staplehurst within walking distance of the mainline railway station.



STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, and a primary school.

SCHOOLS AND CONNECTIONS

This is a perfect location for schools, in catchment for Cranbrook Grammar, with bus links to Maidstone Grammars and train links to Tonbridge Schools. In addition, there are many excellent independent schools close by including Dulwich Preparatory, St Ronan's and Sutton Valence Prep and Senior Schools.

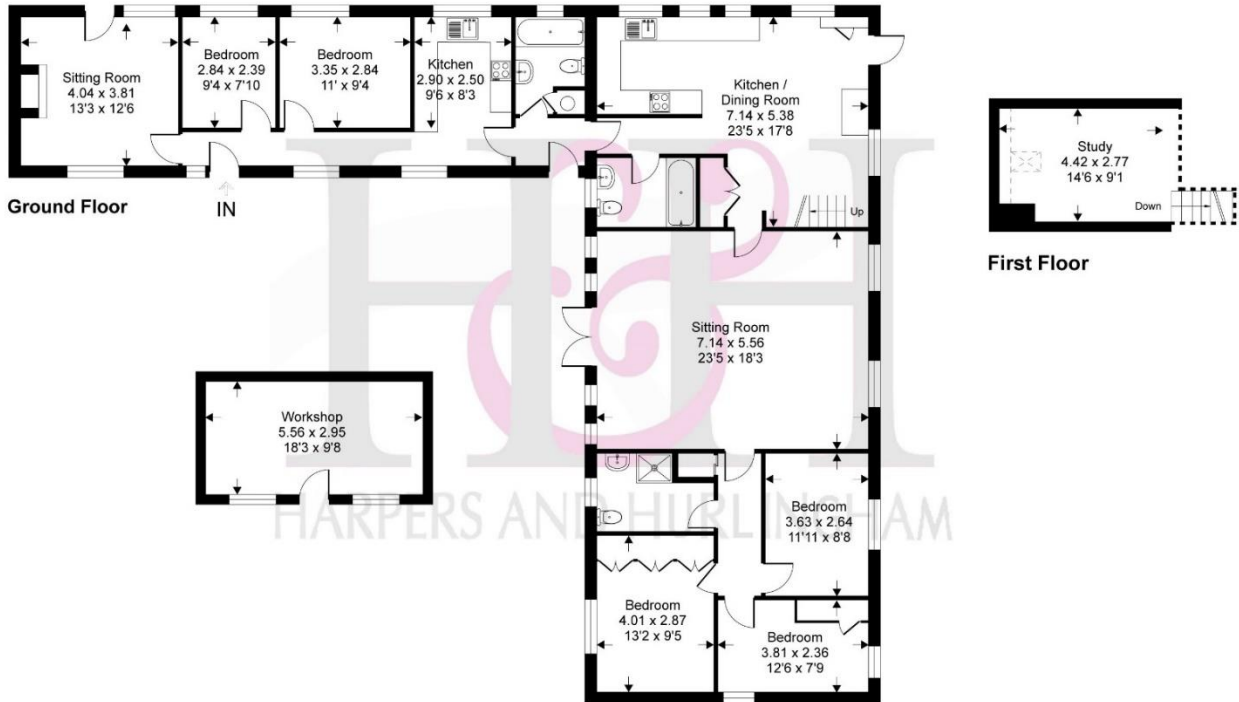
This striking home is also within walking distance to the mainline station with links to London and Ashford International. Road links are close by M20 (Ashford and Dover), M2 (Bluewater and A21 (Battle, Hastings, Rye, and Tunbridge Wells).





Marden Road, TN12

Approximate Gross Internal Area = 190 sq m / 2042 sq ft
Approximate Outbuildings Internal Area = 16 sq m / 173 sq ft
Approximate Total Internal Area = 206 sq m / 2215 sq ft
(excludes restricted head height)



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

All mains utilities connect. Gas fired central heating.

The South Eastern Electricity Board have a Right to pass and repass over the driveway and to construct, maintain, and use and from time to time remove, repair and renew cables along the driveway - full details available on request.

Maidstone Borough Council - Council Tax Band F

EPC Rating: E – full details available on request

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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