



**Lambert  
& Foster**



## OLD MOAT FARM

COLLIER STREET | MARDEN

*An opportunity to purchase a quaint four bedroom unlisted detached Kent Farmhouse offering character accommodation set over three floors and is accessed via a private approximately 300 meter long driveway set back from the road sitting in an idyllic location within its 4.40 acres (TBV). Ample parking is available and the property benefits from a variety of outbuildings including a cold store, open double bay barn, two workshops and a garage. Marden mainline station is approximately 2.5 miles distant with good links to London.*

**Guide Price £1,100,000**

FREEHOLD



## OLD MOAT FARM

COLLIER STREET | MARDEN | TN12 9RR

- A character four bedroom detached Farmhouse with the accommodation set over three floors
- Situated at the end of a long private driveway, surrounded by farmland
- Outbuildings including a garage, cold-store, two workshops and an open bay barn
- Land extending approximately 4.4 acres to include formal gardens and orchard
- Mainline railway station approximately 2.5 miles distant as well as local amenities
- An opportunity to extend and modernise subject to individual needs and PP

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof and weather boarding to the first floor elevations. **Services & Utilities:** Oil fired central heating via a Rayburn with mains water supply and private drainage services connected but not tested. **Broadband Connection:** Available as Standard, Ultrafast and Superfast broadband. **Mobile Coverage:** Available with Okay to good connection from main providers. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Maidstone Borough Council. **Council tax:** Band F. **EPC:** F (31).

**Agents note:** A public footpath runs the length of the driveway, to the side of the yard area and onto neighbouring farmland.

**Flood & Erosion Risk: Property flood history:** None in the property but surrounding land yes. **Rivers and the sea:** High risk. **Surface water:** Medium low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



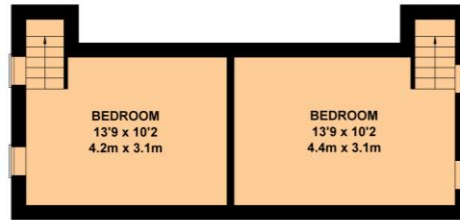
**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

## FLOOR PLANS

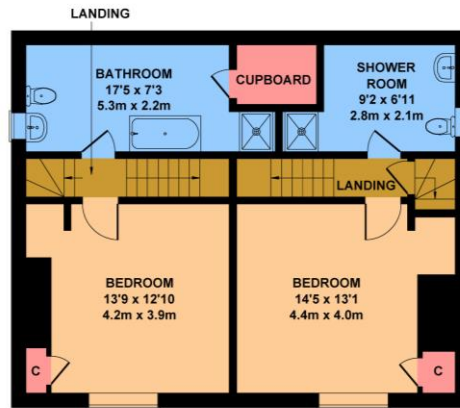
For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



OUTBUILDING  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.1 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)



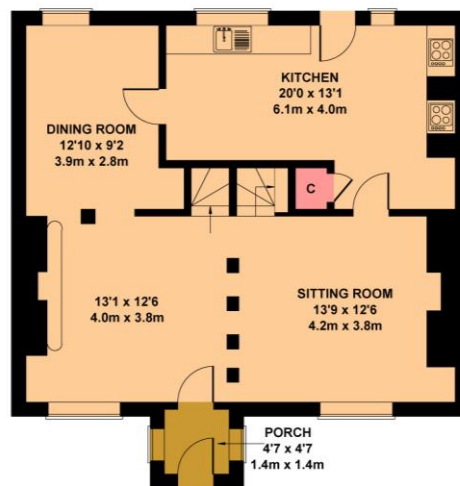
FIRST FLOOR  
APPROX. FLOOR  
AREA 708 SQ.FT.  
(65.8 SQ.M.)

OUTBUILDING  
APPROX. FLOOR  
AREA 728 SQ.FT.  
(67.6 SQ.M.)

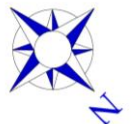


OUTBUILDING  
APPROX. FLOOR  
AREA 657 SQ.FT.  
(61.0 SQ.M.)

OUTBUILDING  
APPROX. FLOOR  
AREA 1536 SQ.FT.  
(142.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 789 SQ.FT.  
(73.3 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

**HYPHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

**WADHURST, SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA