



# Lambert & Foster



## MURZIE BARN

HUNTON ROAD | MARDEN

*This charming grade II listed, circa mid 1600s detached Kentish barn occupies a semi-rural farm hamlet surrounded by beautiful Kent countryside a short distance from the pretty village of Marden. The barn was converted to an exacting standard 1987/1988, in good order throughout with character features including exposed beams, vaulted ceilings and is arranged over two floors. The barn sits in grounds of 1.56 acres (tbv) including formal gardens. Within the garden are two bespoke ornamental buildings. Adjoining the formal gardens is a traditional orchard with old English varieties. together with a detached open fronted twin bay cart lodge, with an enclosed, secure storage shed alongside, ideal for keeping garden implements. The whole occupies a favorable semi-rural location, adjoining and overlooking fields and countryside.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £950,000**

FREEHOLD



## MURZIE BARN

HUNTON ROAD | MARDEN | TN12 9SH

- An impressive mid 17<sup>th</sup> century detached grade II listed Threshing barn conversion
- Situated in an enviable semi-rural location only 1.5 miles from the village of Marden
- Land extending 1.56 acres (tbv) to include mature gardens with a pond and orchard
- Converted in 1987/88 to an exacting standard retaining character features and beams
- Impressive galleried landing to the first floor with four double bedrooms
- Gravel driveway providing ample parking as well as a twin bay cart lodge garage

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof with weather boarding to ground and first floor elevations. **Services & Utilities:** Mains Electric, Oil fired central heating with mains water supply and private drainage services connected but not tested. **Broadband Connection:** Available with Standard and Ultrafast broadband. **Mobile Coverage:** Available with Okay coverage from main providers. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band G **EPC:** N/A Listed

**Flood & Erosion Risk: Property flood history:** Yes flooded and has had extensive work carried out with additional drainage put in place. **Rivers and the sea:** Medium risk. **Surface water:** 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. Tynetalk: 0345 602 6340

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



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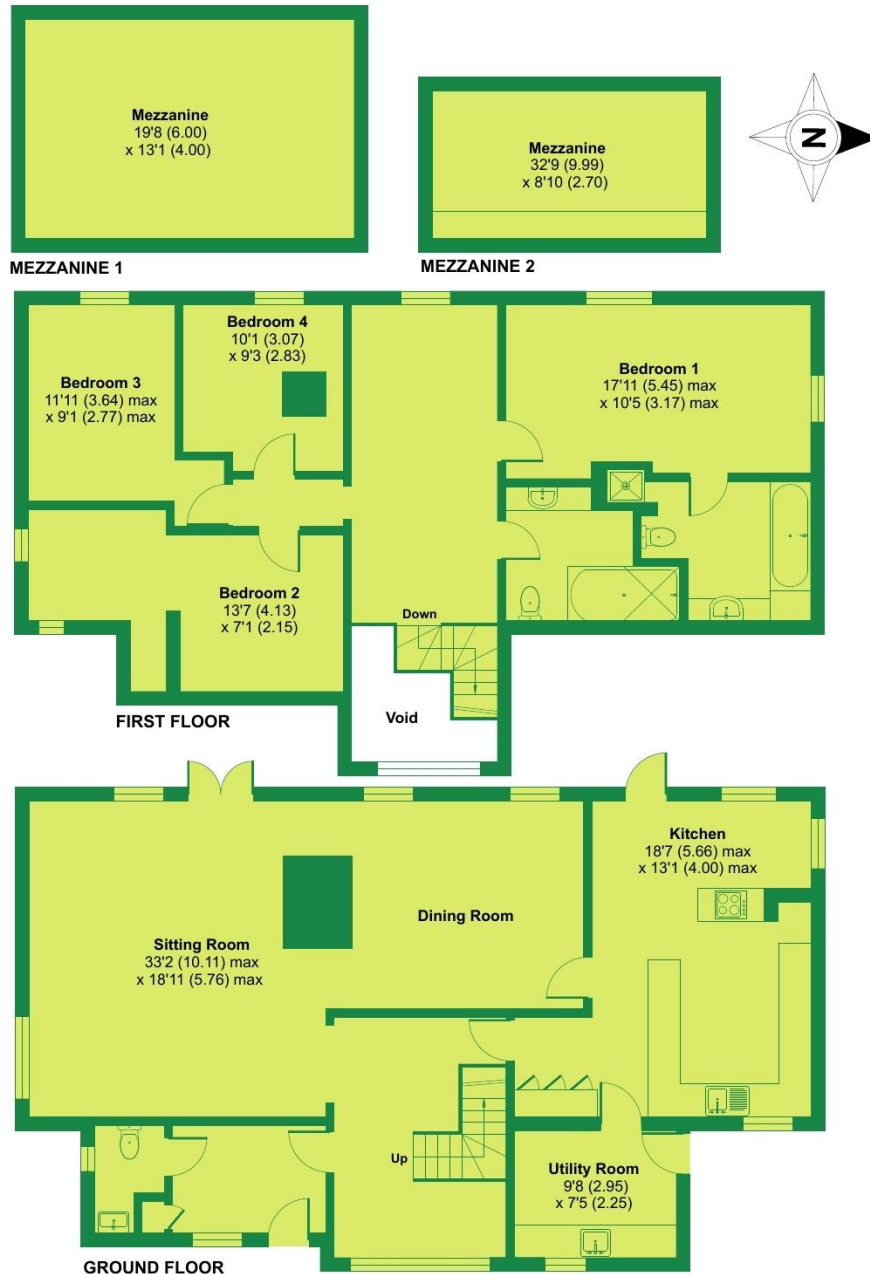
## FLOOR PLANS

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

### Murzie Barn, Hunton Road, Marden, Tonbridge, TN12 9SH

Approximate Area = 2523 sq ft / 234.3 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Lambert and Foster Ltd. REF: 1153670

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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