



Lambert & Foster



BRIDON BARN

HOWLAND ROAD | MARDEN

An opportunity to purchase this recently completed new build detached barn conversion nestled within its land extending 1.35 acres tbv and offers two double bedrooms, a shower room and a large open-plan kitchen/diner and living room. The property benefits from underfloor heating throughout and is finished to a high standard with quality materials and appliances. There is further potential to convert the detached stables as well as a Nissen hut subject to individual needs and permissions. Situated on the semi rural outskirts of the village yet only approximately 1.2 miles to the mainline station at Marden as well as its amenities and school.

Offered to the market with NO FORWARD CHAIN.

Guide Price £775,000

FREEHOLD



BRIDON BARN

HOWLAND ROAD | MARDEN | TN12 9LD

- A newly converted two bedroom barn conversion within 1.35 acres (tbv)
- Situated on the semi rural outskirts of the village, only 1.2 miles from the station
- Kitchen/diner, shower room, two double bedrooms, stables and a Nissen hut
- Private driveway off of Howland Road access via electric gates
- An opportunity to convert two outbuildings subject to planning permissions
- Ample private off-road parking and is offered with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Concrete portal frame infilled with block and rendered under corrugated steel roof. **Services & Utilities:** Mains gas fired central heating with mains water supply and private drainage via treatment plant, services connected but not tested. Broadband Connection: Available as Standard and Superfast broadband. Mobile Coverage: Limited. Further information can be found at www.ofcom.org.uk. **Local authority:** Maidstone Borough Council. **Council tax:** Band E. **EPC:** C (78).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from 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.



Not to Scale. Produced by The Plan Portal 2024
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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