



# Lambert & Foster



## KINGFISHER LODGE

HUNTON ROAD | MARDEN

*Kingfisher Lodge is a beautifully renovated 3-bedroom detached property, nestled just off a private road, offering peace, privacy, and seclusion. The property has been thoughtfully upgraded to a high standard, featuring a new pitched roof, comprehensive insulation throughout, a modern heating system, and a full rewire. Set amidst 5 acres of picturesque farmland and paddocks, Kingfisher Lodge enjoys breathtaking views overlooking its own private lakes. Additional amenities include a carport, a separate detached outbuilding currently used as a gym/office, and an open barn, providing plenty of space for a variety of uses.*

Guide Price £850,000-900,000

FREEHOLD





## KINGFISHER LODGE

HUNTON ROAD | MARDEN | TN12 9SL

- Unique and immaculately presented three double bedroom barn conversion
- Set in a peaceful location on the semi rural outskirts of Marden
- Benefitting from ample off-road parking, car port, open barn and outbuilding used as a gym/office
- Land extending just over 5 acres comprising three well proportioned and maintained paddocks
- Three private and interconnecting fishing lakes
- Only a short drive of approximately 2.1 miles to Marden mainline station and village amenities

**VIEWING:** By appointment only.

**Paddock Wood Office:** 018892 832325.

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Private drainage. **Heating:** LPG

**BROADBAND:** Standard and Ultrafast available

**MOBILE COVERAGE:** Limited

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Maidstone

**COUNCIL TAX:** Band E **EPC:** C (69)

**COVENANTS:** None known

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** Very low risk **Surface Water:** Very low risk **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** None

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Timber construction and cladding under a pitched slate roof.





## THE LODGE

Lambert and Foster are thrilled to present this unique property, recently renovated to a high standard throughout. Upon entering, you are welcomed by a spacious entrance hall that guides you to three generously sized double bedrooms, a W/C, and the family bathroom. The heart of the home opens up into a bright and airy open-plan kitchen and dining room, featuring vaulted ceilings and Velux windows that flood the space with natural light. The living room is thoughtfully positioned at an angle to capture stunning views of the lakes, with bi-folding doors leading to a beautifully decked terrace.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**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. 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



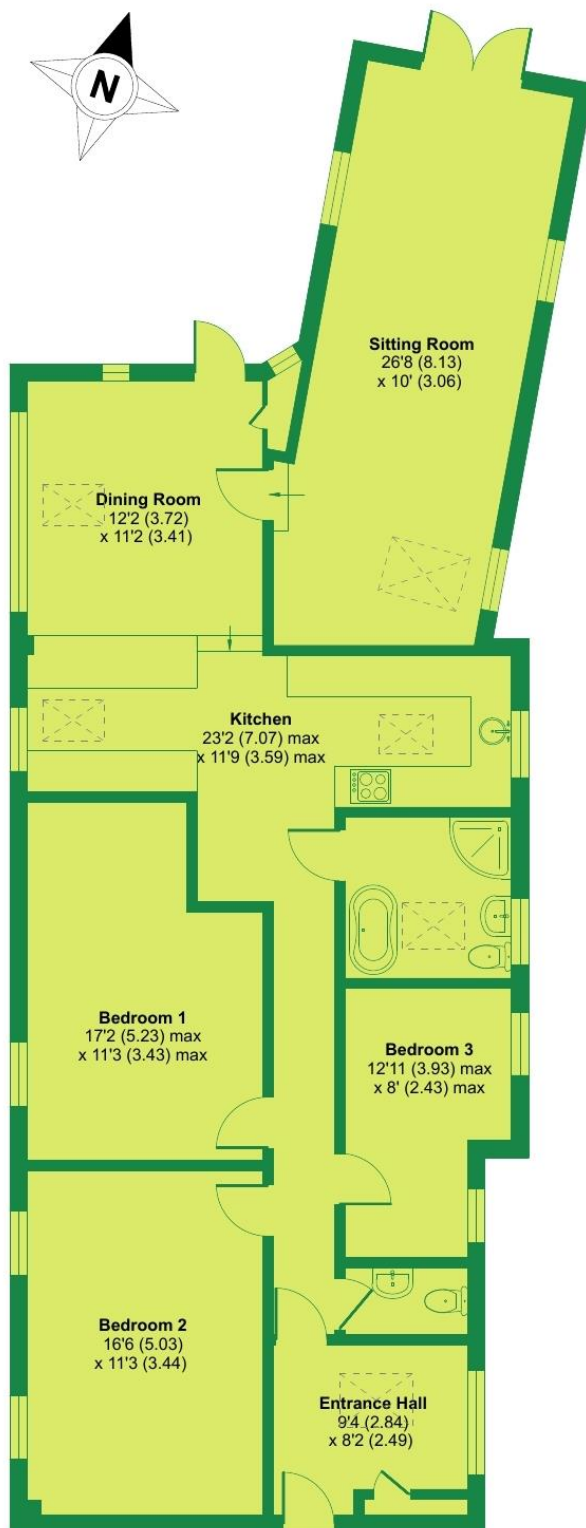
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Area = 1363 sq ft / 126.6 sq m (excludes carport)

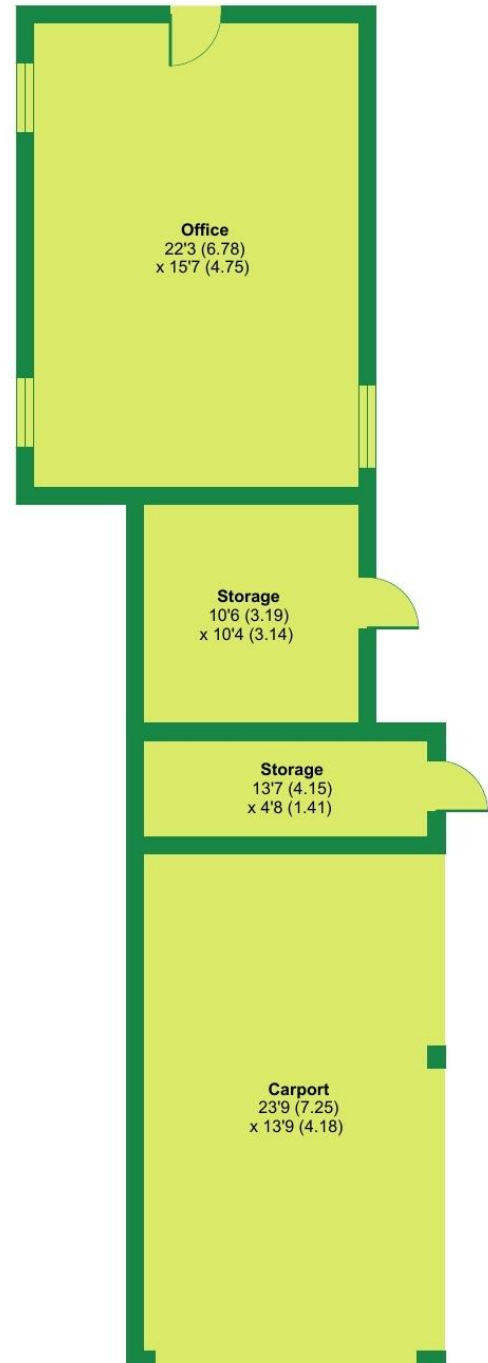
Outbuildings = 518 sq ft / 48.1 sq m

Total = 1881 sq ft / 174.7 sq m

For identification only - Not to scale



GROUND FLOOR



CARPORT / OUTBUILDING 1 / 2 / 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Lambert and Foster Ltd. REF: 1225085

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