



SUTTON FORGE BARN

MARDEN

*This delightful three bedroom barn conversion provides the comfort of modern living while still retaining many original features throughout and benefits from three reception rooms, kitchen, two bathrooms, utility room, downstairs cloak room and a garage. Off street parking for several vehicles and a secluded mature rear garden. The property is located in the Wealden village of Marden with many amenities available along with the main line station that offers fast links into London.
Offered with NO FORWARD CHAIN.*

Guide Price £700,000-£725,000

FREEHOLD





SUTTON FORGE BARN

SUTTON FORGE | MARDEN | TN12 9DY

- Charming three bedroom barn conversion
- Three reception rooms offering versatile accommodation
- Garage and driveway offering off road parking
- Marden station close by with links to London in under an hour.
- Principal bedroom en suite
- An abundance of original features throughout

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

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

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: Limited.

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

LOCAL AUTHORITY: Maidstone Borough Council.

COUNCIL TAX: Band F. **EPC:** C (69)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None known. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick base, timber construction and timber clad under a tiled roof.



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.

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



Sutton Forge Barn, Sutton Forge, Marden, Tonbridge, TN12 9DY

Approximate Area = 1500 sq ft / 139.3 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1639 sq ft / 152.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1296306

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