



REEVES BARN

WANSHURST GREEN, MARDEN, KENT TN12 9DG



**Lambert
& Foster**



MAIDSTONE 8 MILES | MARDEN STATION 1.5 MILES | TUNBRIDGE WELLS 16 MILES

REEVES BARN, BATTLE LANE, WANSHURST GREEN, MARDEN, KENT TN12 9DG

A very well presented converted Grade II Listed Kentish barn with a wealth of exposed oak joinery complemented by gardens and grounds with a total plot size extending to approximately 1.4 acres including useful timber outbuilding incorporating studio gym and useful storage. All occupying a semi rural location enjoying views out across adjoining farmland and countryside.

GUIDE PRICE £1,195,000



SITUATION

Reeves Barn occupies a semi rural location enjoying views out across neighbouring farmland and countryside. Marden village provides good everyday amenities including convenience store, post office, medical centre and pub. The county town of Maidstone provides a comprehensive range of shops and professional services. A mainline railway station in Marden village provides frequent services to London, journey time to London Bridge/

Charing Cross/Cannon Street approximately 57 minutes. Excellent educational facilities are available within the area in both the state and private sectors including Grammar Schools in Maidstone and Tunbridge Wells, Sutton Valance Junior and Senior Schools, Dulwich Preparatory at Cranbrook, Bethany at Goudhurst and Benenden Girls School. www.schoolsnet.com

DIRECTIONS

In the village of Staplehurst proceed in a northerly direction towards Maidstone, at the traffic lighted crossroads turn left signposted to Marden. Continue along this road for approximately 1.7 miles until reaching a minor staggered crossroads. Turn right into Battle Lane, proceed over the railway bridge where upon Reeves Barn will be found after approximately 0.3 miles on the left hand side.



DESCRIPTION

Reeves Barn is a fine example of a residentially converted Grade II Listed barn presenting weather boarded elevations on a brick plinth, set with oak framed sealed unit double glazed windows beneath a pitched clay tiled roof with catslide. Residentially converted in the late 1990's to an exacting standard by Palmers of Headcorn. The barn has been the subject of more recent updating and improvement.

The character accommodation is arranged over two floors with features including a wealth of oak joinery in particular the internal doors, exposed beams, timbers and studwork. Particular attention to detail includes the sympathetic use of the traditional H brackets for cupboard doors and the use of oak flooring to form a border to the carpeted areas. The reception/dining hall has floor to ceiling windows with feature oak staircase and view up to the galleried landing and vaulted ceiling. Within the sitting room a brick inglenook style fireplace has been created with oak bressemer housing a wood burning stove. Open stud work leads to the morning room with French windows enjoying a pleasant outlook across the garden. The kitchen/breakfast room is fitted with bespoke oak units with feature brick fireplace with oak bressemer housing a twin oven oil fired Aga with twin electric oven and four hob Aga oven alongside. Integral appliances include Bosch dishwasher and fridge. The fitted work surfaces have wooden edging and tiled splash backs. A traditional walk in larder has stone and timber shelving with external ventilation. A flagstone floor follows through into the rear porch.

The four bedrooms are arranged over the first floor with exposed beams and timbers, enjoying views out across the surrounding farmland and countryside. The master bedroom benefits from a dressing room and an en-suite bathroom. Bedroom two benefits from an integrated shower. A family bathroom is fitted with a coloured suite and also offers potential for updating. Outside electronically operated five bar gate opens onto a sweeping pressed gravel drive continuing round to a turning circle with central island. The gardens and grounds are a particular feature, neatly tended and well stocked with fruit and deciduous trees, block paved seating areas, neatly concealed oil tank, log store, well fenced with hedging and stock proof fencing including a natural pond and useful outbuilding incorporating studio, gym and useful storage. The whole adjoins and overlooks farmland and countryside beyond.



- Total floor area 2,040 sq.ft / 189.6 sq m
- Entrance Hall
- Utility Room
- Cloakroom
- Reception/Dining Hall
- Sitting Room
- Open Plan Morning Room
- Kitchen/Breakfast Room
- Study
- Open Plan Snug
- Four Bedrooms incorporating Master Bedroom with Dressing Room and En-Suite Bathroom
- Family Bathroom
- Bedroom Two with integral shower
- Oil Fired Central Heating
- Oak framed sealed unit double glazed windows
- Sweeping pressed gravel drive and turning circle
- Gardens and paddocks extending to approx. 1.4 acres
- Timber outbuilding incorporating studio gym and useful storage









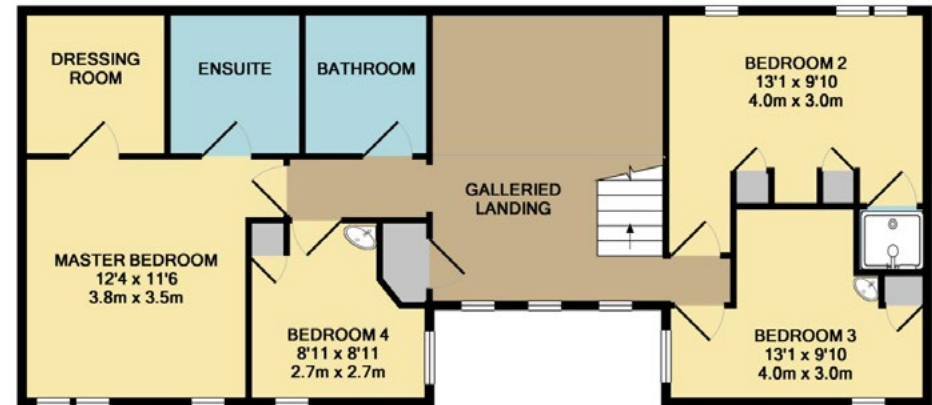
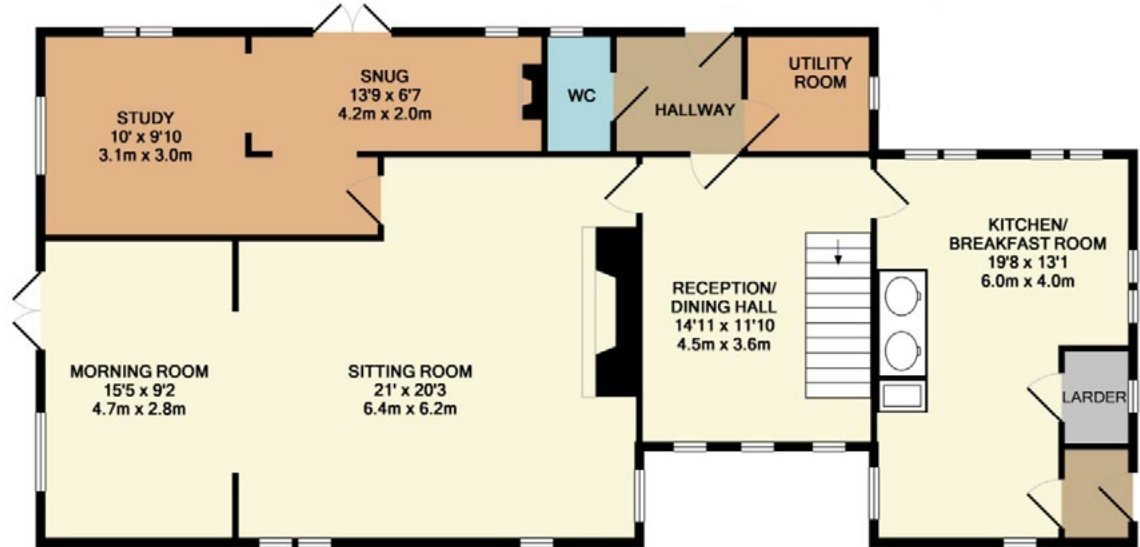
FLOOR PLANS

1ST FLOOR: APPROX. FLOOR AREA 752 SQ. FT. (69.9 SQ.M.)

GROUND FLOOR: APPROX FLOOR AREA 1288 SQ.FT. (119.7 SQ.M.)



APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Lambert and Foster Ltd. REF: 1058909



VIEWINGS:

Strictly by appointment with the Agent's Cranbrook office 01580 712888. cranbrook@lambertandfoster.co.uk

SERVICES: Mains electricity and water. Oil fired central heating.Private drainage.

LOCAL AUTHORITY: Maidstone Borough Council. maidstone.gov.uk

EPC: Exempt.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

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