



# 125

— YEARS OF —

**Lambert  
& Foster**



**GREAT THORN FARM**  
MARDEN THORN, MARDEN, KENT TN12 9GU



**Lambert  
& Foster**







MARDEN MLS 1.7 MILES | CRANBROOK 7 MILES | TUNBRIDGE WELLS 17 MILES

## **GREAT THORN FARM, MARDEN THORN, MARDEN, KENT TN12 9GU**

An individual, detached chalet style house, circa 2008, providing very well proportioned four bedroom, two reception room and study, family accommodation (approximately 2,630 sqft) making good use of reclaimed timbers, complemented by established lawn garden with pond, ample parking and paddocks, in total extending to approximately 22.50 acres, all occupying a semi rural location within this popular hamlet. Cranbrook School catchment area.

**BUILDING PLOT:** within the garden is a building plot, with planning permission for a detached, four bedroom family house.

**GUIDE PRICE £1,200,000 FREEHOLD FOR THE WHOLE**



### **SITUATION**

Great Thorne Farm occupies a semi rural location within this popular hamlet, surrounded by fields, countryside and residential neighbours. Marden provides good village amenities including general store, café, pub, primary school and mainline station providing fast and frequent services to London, Charing Cross. The market town of Cranbrook provides a comprehensive range of amenities including professional services and Co-op supermarket. Excellent educational facilities within the area in both the state and private sectors include Dulwich School, Cranbrook, Sutton Valence School, Sutton Valence, Cranbrook School, St Ronan's, Hawkhurst and grammar schools in Maidstone and Tunbridge Wells [schoolsnet.com](http://schoolsnet.com)

Using what3words app [crafted.animated.fuses](https://www.what3words.com/)



## DESCRIPTION

Great Thorn Farm is an individual, detached chalet style house, built in circa 2008 presenting brick elevations, set with timber framed sealed unit double glazed casement and dormer windows, beneath a pitched and half hipped tiled roof. The well proportioned accommodation is arranged over two floors, a particular feature is the extensive use of French reclaimed oak timbers, brick inglenook style fireplaces, a mix of flagstone and oak over the ground floor. From the entrance hall, part vaulted reception/dining hall with double doors leading out to the garden. A separate study also enjoys a double aspect and a pleasant outlook across the garden. A triple aspect sitting room, with brick inglenook style fireplace houses a wood burning stove and enjoys views out across the garden. A triple aspect kitchen/breakfast/family room had a feature inglenook style fireplace housing a wood burning stove, a range of fitted units and granite work tops, oak top island, Rangemaster electric cooker, integrated dishwasher and fridge, double doors lead out to the garden.

Arranged over the first floor and set partially beneath the eaves are four bedrooms, including a double aspect main bedroom with access to on the eaves storage and en suite shower room fitted with a white suite with built-in wardrobe and views out across the neighbouring countryside. Bedroom two also a double room has a fitted wardrobe, access to under eaves storage and a double aspect. A family bathroom is fitted with a white suite including both a bath and a separate tiled and glazed shower.



## GARDENS & GROUNDS

Outside, five bar gates open onto ample gravelled parking with space for a double garage (subject to obtaining all necessary consents). Neatly tended lawned gardens run to all sides part planted with young trees including cherry, together with an established pond. The whole is enclosed by a mixture of mature hedging and planted with mixed hedging, post and rail fencing.



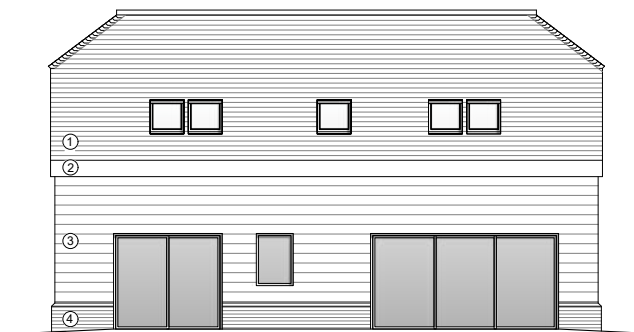
## BUILDING PLOT

The building plot is positioned within the garden. Planning permission was granted on 28th April 2022 planning reference 22/500897/FULL for a detached four bedroom family house.

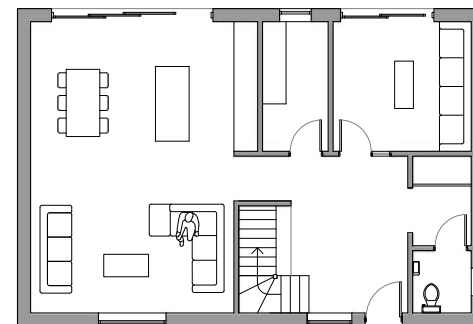
The 22.50 acres comprises gardens and pasture fields accessed from a five bar gate positioned within the garden.



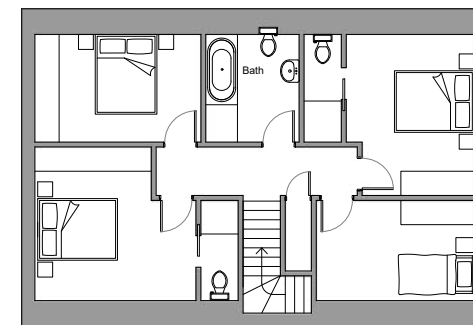
Proposed North East (Front) Elevation 1:100



Proposed South West (Rear) Elevation 1:100



Proposed Ground Floor Plan




Proposed First Floor Plan



Proposed Street Elevation 1:200

FLOOR PLANS

Gross Internal Area : 244.38 sq.m ( 2630.44 sq.ft)



Ground Floor



First Floor

For Identification Purposes Only



**VIEWINGS:** Strictly by appointment with the agent's Cranbrook office 01580 712888 [cranbrook@lambertandfoster.co.uk](mailto:cranbrook@lambertandfoster.co.uk).

**METHOD OF SALE:** For sale as a whole, by private treaty.

**TENURE:** Freehold.

**SERVICES:** Mains electricity and water shared private drainage with 8 Thorn Close. Oil fired central heating.

**MOBILE AND INTERNET:** <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**LOCAL AUTHORITY:** [maidstone.gov.uk](http://maidstone.gov.uk)

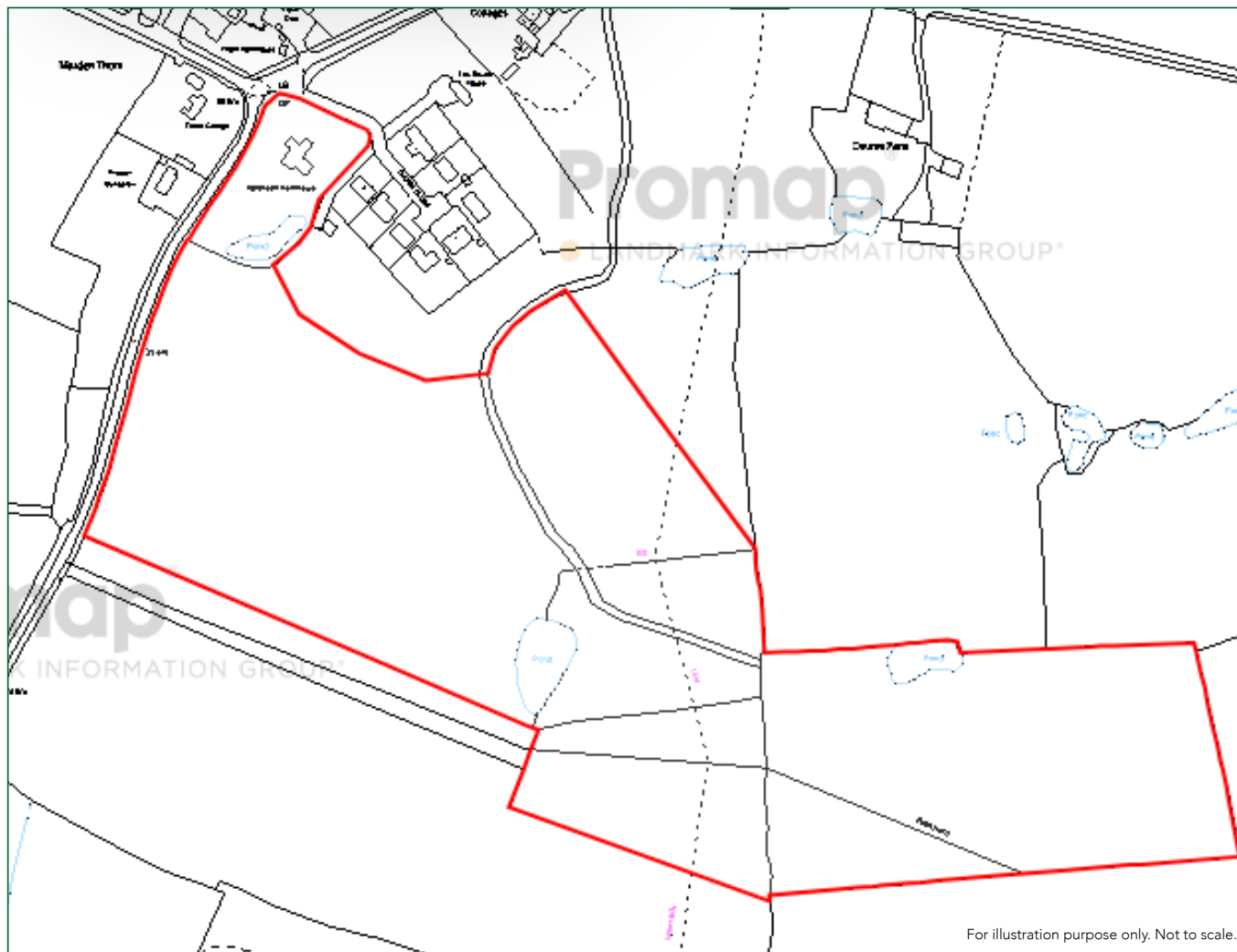
**COUNCIL TAX:** Band G

**EPC:** C

**DIRECTIONS:** What3Words - [///crafted.animated.fuses](https://www.what3words.com////crafted.animated.fuses)

**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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