



'Our Focus Determines Your Reality'



Staplehurst Road
Marden
Kent
TN12 9BW



Reception Hall * Drawing Room * Dining Room * Family Room
Conservatory * Kitchen/Breakfast Room * Two Utility Rooms
Cloakroom

Principal Bedroom with Ensuite
Three Further Double Bedrooms * Two Attic Double Bedrooms
Extensive Additional Attic Space * Family Bath/Shower Room

Garden and Grounds approx. 5.5 Acres
Greenhouse * Storeroom * Gardener's W.C. * Two Stable Blocks
Detached Double Garage * Driveway Parking



SUBSTANTIAL GRADE II LISTED FARMHOUSE

Believed to date from the early 1600s, this substantial Grade II Listed farmhouse occupies an enviable position at the end of a private road. Offering a comfortable mix of period features alongside the convenience of modern living, the farmhouse sits in approximately 5.5 acres, 2 of which create a stunning garden.

A feature of this property are the high ceilings. The well-proportioned accommodation consists of a reception hall, a drawing room with square bay window, doors to the garden, and a fireplace with log burning stove, a dining room with fireplace, a family room with inglenook fireplace and doors to the terrace, and a conservatory; there is also a triple aspect kitchen/breakfast room with vaulted ceiling, two utility rooms and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite shower and built-in storage, there are three further double bedrooms, a study area and a family bath/shower room.

A staircase leads to the second floor where there are a further two double bedrooms, and extensive undeveloped attic space in the form of two storage rooms which could subject to the necessary permissions be used to create additional accommodation.



Situated at the end of a private road, amongst an enclave of converted farm buildings built around a central lake, wrought iron gates open onto a brick driveway leading around the house to the detached double garage; the driveway provides ample additional parking.

Sitting in approximately 5.5 acres, 2 acres of which create a stunning garden with extensive terracing, lawn, well-stocked flower and shrub beds, a variety of mature trees and a fenced lake. The remaining 3.5 acres consist of paddock and woodland, with a stable block of two stables and a tack room just behind the garage, a further two stable block in the paddock, with both power and water connected, and two greenhouses.

Attached to the farmhouse there is an external storeroom and a gardener's w.c.







MARDEN AND STAPLEHURST

Both villages provide local everyday amenities including a variety of shops such as a Butchers, Bakery, Post Office, Country Inns, a Vineyard which produces fine Chardonnay, several Takeaway Restaurants, a Library, Veterinary Surgery, Medical Centre, Dentist, Chemist, Car Service Station, Hairdressers, Bank, Nursery and a Primary School.

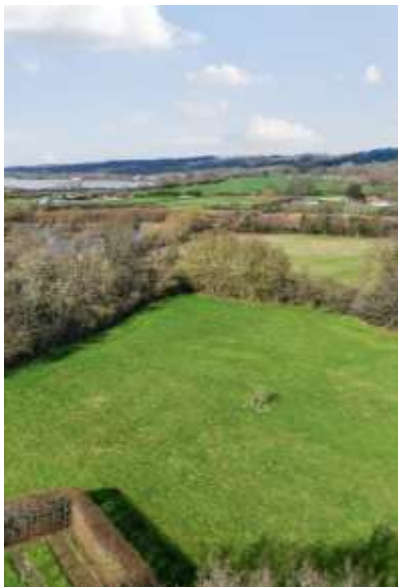
There are many social clubs for all ages including Children's Football Clubs, Brownies, a Youth Club, Keep Fit Club, Cycle Club, Tennis, Hockey, Cricket, Bowls and a Theatre Group to name just a few.

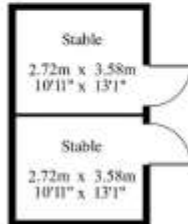
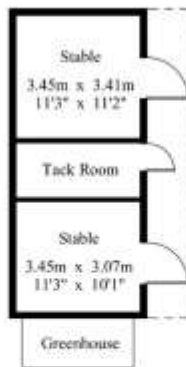
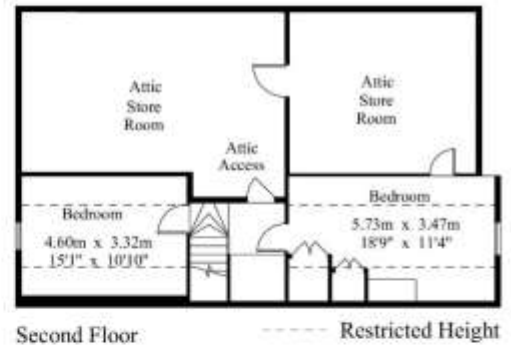
SCHOOLS AND CONNECTIONS

The property is within the catchment area for the Maidstone and Tonbridge Grammar Schools with many excellent independent schools close by including Dulwich Prep, Marlborough House, St Ronan's and Sutton Valence Prep and Senior Schools.

For the commuter, there are mainline stations at both Marden and Staplehurst with links to central London and Ashford International.







Old Hertsfield Farmhouse

House - Gross Internal Area : 367.6 sq.m (3956 sq.ft.)
(excluding Attic Store Rooms)

Garage - Gross Internal Area : 30.4 sq.m (327 sq.ft.)



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SERVICES

Mains electricity, water and gas. Gas fired central heating. Klargester sewage treatment plant.

Maidstone Borough Council - Council Tax Band H

EPC Rating: n/a

The costs of repairing the private road are shared proportionately between the properties.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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