



'Our Focus Determines Your Reality'



Marden Road  
Staplehurst  
Kent  
TN12 0PD



Double Aspect Sitting Room \* Vaulted Kitchen/Dining Room  
Utility/Second Kitchen \* Additional Vaulted Sitting Room  
Three Double Bedrooms \* Two Further Single Bedrooms  
Two Family Bathrooms \* Family Shower Room

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Mezzanine Level Study

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Enclosed Garden with Paved Terrace \* Detached Workshop  
Off-Road Parking



## DETACHED BARN IN NEED OF UPDATING

In need of updating, with character features in a versatile layout, this attractive single storey detached barn enjoys a delightful, enclosed garden with a sheltered brick terrace.

The current configuration consists of an entrance hall, a double aspect, exposed beam, vaulted sitting room with doors opening to the partially covered brick terrace, a vaulted, galleried kitchen/dining room with exposed beams a feature, there is also a door to the outside, a second double aspect sitting room with exposed brick fireplace and log burning stove also has a door to outside and there is a utility/second kitchen; there are three double bedrooms and two good size single bedrooms together with two family bathrooms and a family shower room. The 'L' shape building works equally well as a single dwelling or as a family home and annexe, ideal for multi-generational living.

Outside the barn is approached via a gated driveway which leads to ample off-road parking. The enclosed garden is laid predominantly to lawn with mature hedging and planting, and a number of established trees. There is also a sheltered partially covered brick terrace ideal for alfresco entertaining.

The barn is conveniently located on the outskirts of Staplehurst within walking distance of the mainline railway station.



## STAPLEHURST

The Wealden village of Staplehurst offers excellent amenities including medical centre, post office, supermarket, butcher, chemist, library, a number of eateries, Kin Coffee, and a primary school.

## SCHOOLS AND CONNECTIONS

This is a perfect location for schools, in catchment for Cranbrook Grammar, with bus links to Maidstone Grammars and train links to Tonbridge Schools. In addition, there are many excellent independent schools close by including Dulwich Preparatory, Marlborough House, St Ronan's and Sutton Valence Prep and Senior Schools.

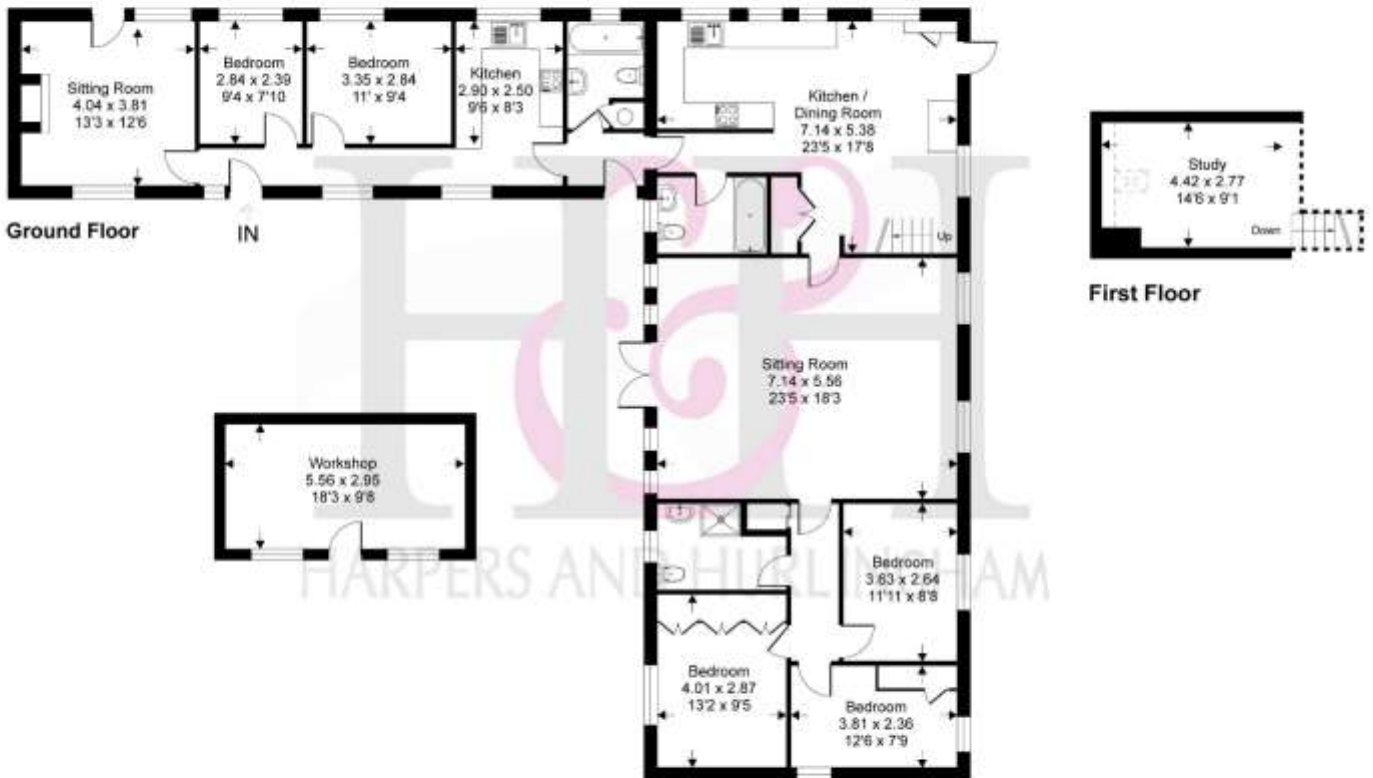
This striking home is also within walking distance to the mainline station with links to London and Ashford International. Road links are close by M20 (Ashford and Dover), M2 (Bluewater and A21 (Battle, Hastings, Rye, and Tunbridge Wells).





## Marden Road, TN12

Approximate Gross Internal Area = 190 sq m / 2042 sq ft  
Approximate Outbuildings Internal Area = 16 sq m / 173 sq ft  
Approximate Total Internal Area = 206 sq m / 2215 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### SERVICES

All mains utilities connect. Gas fired central heating.

Covenants apply to this property.

Maidstone Borough Council - Council Tax Band F

EPC Rating: E – full details available on request

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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