

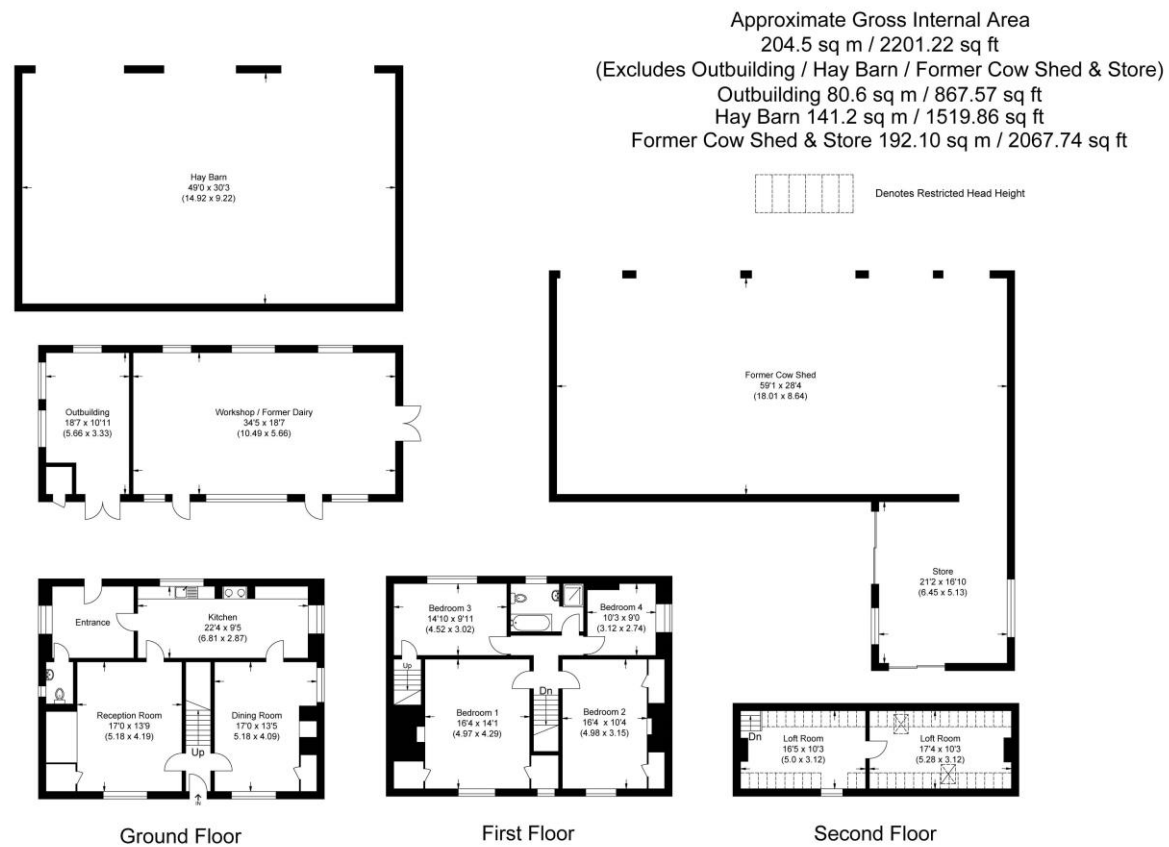


Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Postcode for sat nav: TN12 0JH



Overbridge Farm, Staplehurst, Kent

GUIDE PRICE £1,250,000



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Overbridge Farm, Staplehurst, Kent

An exceptional opportunity to acquire a charming Grade II listed family home set within approximately 21 acres of grounds and paddocks in the heart of Kent's rolling countryside. Ideally positioned between the sought-after Wealden villages of Staplehurst and Marden, the property enjoys both seclusion and accessibility. Complemented by a range of outbuildings with permitted development potential, it offers an idyllic lifestyle as a private residence, smallholding or for bespoke rural ventures and agricultural experiences, all within catchment of excellent schools and with convenient access to transport links and airports.

FEATURES

END OF CHAIN

17 Centry Grade II listed farmhouse with many original period features

21 acres, offering tremendous potential for diverse uses

Barn with Class Q residential permitted development consent for south facing 3 bed dwelling approx. 2088 sq ft/193.40 sq m

Workshop with pre application approval for conversion to ancillary accommodation. Steel framed barn with 4 open bays

In catchment area of 3 grammar schools – Cranbrook and the Maidstone Grammar Schools

At the end of a quiet adopted 'no through road' leading to a 'green lane gallop'

2 miles to Staplehurst Mainline Station, 63 mins direct to London

8 miles to Maidstone, Gatwick Airport 45 miles

ACCOMMODATION

Entrance hall / boot room

Cloakroom

Kitchen / breakfast room with Aga

Living room with inglenook fireplace and woodburning stove

Dining room

4 double bedrooms

Family bathroom

Bedroom 5 in loft with study

OUTSIDE

Patio and lawn for entertaining

Concrete Barn (former cowshed) 2088 sq ft

Workshop (former dairy) 841.95 sq ft

Steel Barn (hay barn) 1502 sq ft

Paddocks, woodland and ponds

LOCAL AUTHORITY/COUNCIL TAX

Maidstone Council – Band F

EPC RATING

D





