



# RIGBY & MERCHANT

An exceptional unlisted barn conversion, complete with beautiful self-contained guest accommodation and wonderful leisure facilities perfect for for relaxing and entertaining.



## Hammons Court, Marden - TN12 9LS

Offers Over £2,000,000



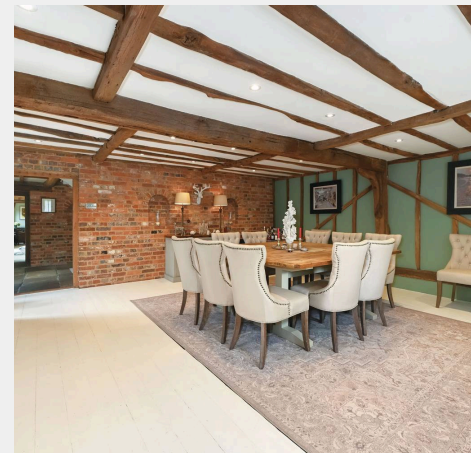
RIGBY &  
MARCHANT



There is something quietly exceptional about Hammons Court. Originally a mid 19th century barn, it was thoughtfully converted in the early 2000s to create a home of remarkable character and warmth. Reclaimed oak joinery, exposed beams and vaulted ceilings sit effortlessly alongside modern comforts, all arranged around a beautiful central courtyard with a mature grapevine, pergola and ancient olive tree, giving the house an almost Mediterranean feel in the heart of Kent.

The principal living spaces have been designed with both family life and entertaining in mind. A dramatic vaulted reception hall with flagstone floors leads through to a generous drawing room with an inglenook fireplace and wood burning stove, overlooking the courtyard beyond. A formal dining room with concealed butler's pantry connects seamlessly to the bespoke JM Interiors kitchen and family room, fitted with an Everhot range cooker, Neff appliances and extensive cabinetry. Doors open directly onto the south facing terrace and gardens, while additional ground floor spaces include a study, gym, boot room and boiler room.

Upstairs, the principal suite feels wonderfully private, with vaulted ceilings, two dressing rooms and a luxurious bathroom. Two further bedrooms, additional shower rooms and a versatile nursery or dressing room complete the main house. Connected by a contemporary glass walkway, the courtyard wing provides exceptional secondary accommodation, with a vaulted games room and kitchenette, two bedrooms and a shower room, ideal for guests, older children or multigenerational living. In addition, the newly completed Hammons Barn offers beautifully self contained guest accommodation with open plan living, underfloor heating and air conditioning.







The landscaped gardens extend to just over an acre and have the feel of a private country retreat. A heated outdoor swimming pool, tennis court, sauna pod, outdoor kitchen and pizza oven are complemented by a superb Crown Pavilion summerhouse with wood burner, alongside a tennis pavilion, tractor shed and detached double garage.

Set on the edge of the High Weald National Landscape, Hammons Court enjoys a peaceful countryside setting just over a mile from the sought after village of Marden, with its popular pubs, farm shop, everyday amenities and mainline station offering regular services to London Bridge, Cannon Street and Charing Cross. Ashford provides high speed services to London St Pancras in approximately 37 minutes. The property also falls within the highly regarded Cranbrook School catchment area and is well placed for a number of respected state and independent schools including Saint Ronan's, Dulwich Prep, Bethany and Benenden.

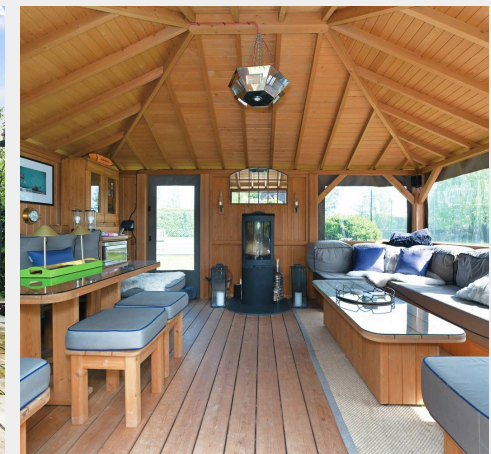
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

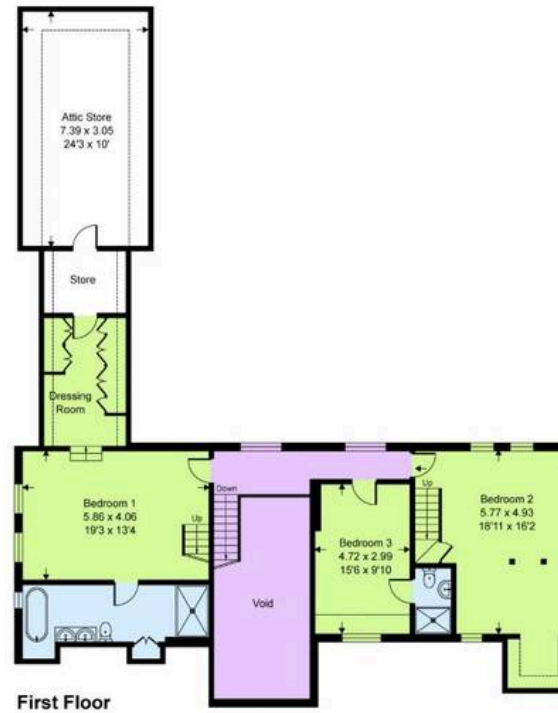
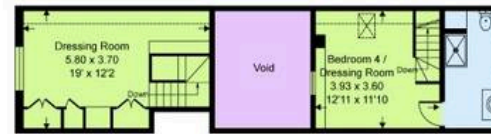
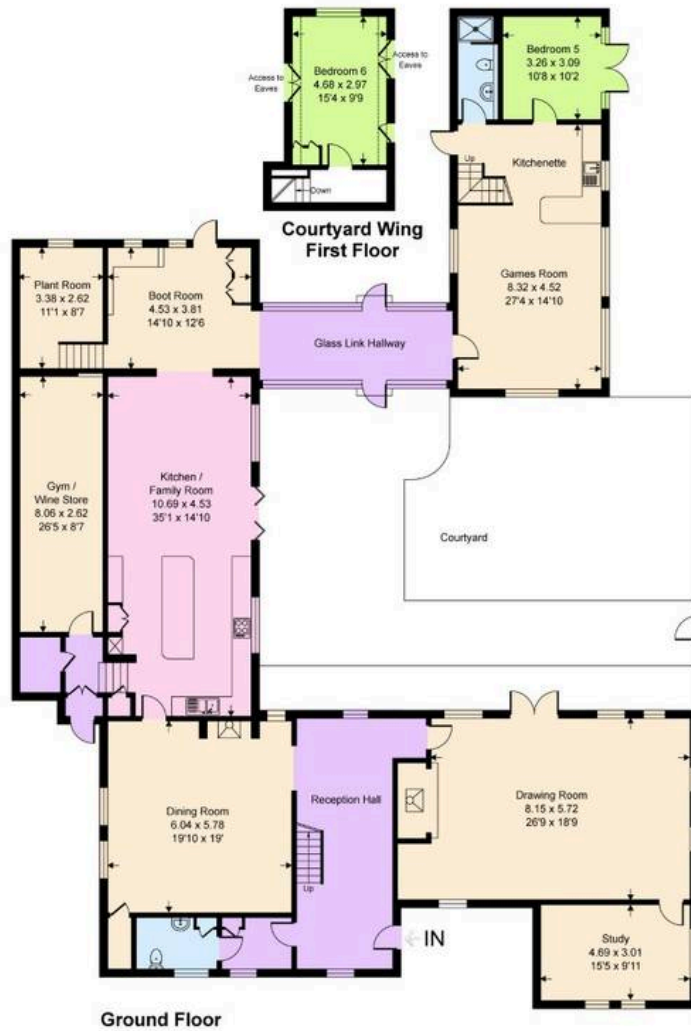
- Exceptional converted barn
- Landscaped grounds
- Heated pool, sauna and tennis court
- Guest barn and games wing
- Vaulted beams and bespoke interiors
- High Weald countryside setting





# Hammons Court

Approximate Gross Internal Area = 515.3 sq m / 5547 sq ft  
 Approximate Barn Internal Area = 34.2 sq m / 368 sq ft  
 Approximate Garage Internal Area = 32.5 sq m / 350 sq ft  
 Approximate Outbuildings Internal Area = 45.9 sq m / 494 sq ft  
 Approximate Total Internal Area = 627.9 sq m / 6759 sq ft



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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