



# Lambert & Foster



## BARNSIDE

WADES CLOSE | MARDEN | KENT | TN12 9AW

*Located in a small exclusive gated development of just three houses, this well-presented five-bedroom, three-bathroom detached family home offers spacious and versatile accommodation. The property features a kitchen/breakfast room with doors onto a raised terrace, dining room, utility room, and sitting room with further doors onto the raised terrace. Additional benefits include three garages, a block-paved driveway providing parking for multiple vehicles and a beautifully landscaped south facing garden. Situated in the heart of Marden, the property is conveniently located to a range of local amenities, including the mainline station that provides direct links into London.*

Guide Price £950,000 - £975,000

FREEHOLD





## BARNSIDE

3 WADES CLOSE, MARDEN, TONBRIDGE, KENT, TN12 9AW

- Detached five-bedroom, three-bathroom family home
- Small gated development
- Beautifully landscaped south facing garden
- Three garages
- Semi-rural countryside village life
- Mainline station offering direct commuter services to central London.

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**WHAT3WORDS:** ///husky.feasted.hushed

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains Gas

**BROADBAND:** Standard, Superfast and Ultrafast Available

**MOBILE COVERAGE:** Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Maidstone Borough Council

**COUNCIL TAX:** Band G **EPC:** C (75)

**COVENANTS:** None

**FLOOD & EROSION RISK:** **Property flood history:** None

**Rivers and the sea:** Very Low **Surface Water:** Very Low

**Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof



**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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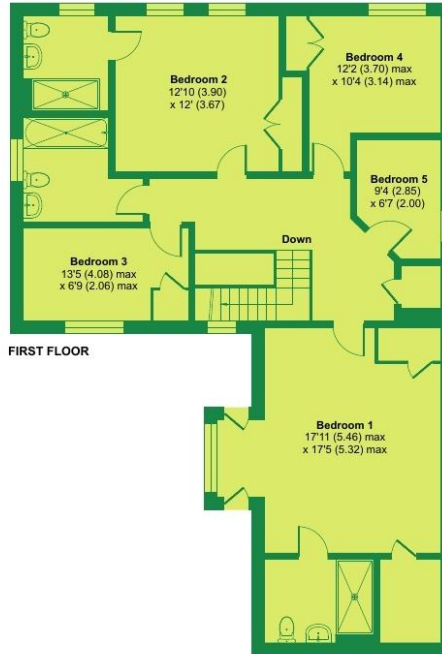
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

# Barnside, 3 Wades Close, Marden, Tonbridge, TN12 9AW

Approximate Area = 2017 sq ft / 187.3 sq m  
 Garage = 629 sq ft / 58.4 sq m  
 Total = 2646 sq ft / 245.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Lambert and Foster Ltd. REF: 1472880

**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
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 Paddock Wood, Kent TN12 6DS

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 Tel. 01435 873 999  
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**CRANBROOK, KENT**  
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