



MOAT BARN

Collier Street, Marden, Tonbridge, Kent



A PERFECT BLEND OF MODERN LIVING WITH PERIOD CHARACTER

This wonderful Grade II listed family home provides substantial and beautifully presented accommodation as well as delightful gardens, swimming pool, annexe, former stable and garaging. Set in a small rural village, yet close to excellent amenities and numerous stations.

			EPC
4-5	3-4	4-5	B

Local Authority: Maidstone Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Private drainage (Klargester). EV charging.

Marden 2.5 miles (London Bridge from 50 mins). Paddock Wood 5.7 miles (London Bridge from 43 mins). Staplehurst 6 miles (London Bridge from 53 mins). Goudhurst 7 miles.

Postcode: TN12 9RR www.what3words.com/inflation.flank.repayment



VILLAGE LOCATION, CLOSE TO EXCELLENT AMENITIES

The property is situated in the small village of Collier Street, close to Marden which offers good local amenities. Nearby is the beautiful Wealden village of Goudhurst, well-known for its pretty centre, duck pond, ancient church, period buildings, inns and restaurants. A comprehensive range of facilities can be found at the larger towns of Paddock Wood, Tonbridge and Tunbridge Wells. Marden station provides a commuter service to London Bridge, Charing Cross and Cannon Street. Further services are available at Paddock Wood, Staplehurst, Tonbridge and Tunbridge Wells stations. There is an excellent choice of schools in the area, in both the state and private sectors, including Collier Street and Marden primary schools, Yardley Court, Tonbridge School, Somerhill (Tonbridge), Dulwich Cranbrook, Cranbrook School, Sutton Valence and grammar schools at Maidstone, Tonbridge and Tunbridge Wells.



MOAT BARN OVERVIEW

This extremely attractive Grade II listed converted barn is believe to have origins dating back to the early 19th Century. The property offers substantial and well-proportioned family accommodation, extending to 3259 square feet, with a wealth of character including a charming brick fireplace and exposed beams and timbers.

The home has been sympathetically modernised and refurbished throughout, retaining the original character which blends perfectly with the convenience of the modern day features and appliances. This includes underfloor heating throughout the ground floor.

Outside, the property sits within delightful gardens and grounds of approximately 1.25 acres, which adjoin open countryside, and include a fabulous swimming pool as well as extensive terracing, ideal for entertaining.

In addition to the main barn, there are various outbuildings which provide a one bedroom annexe, garaging and a former stable building.





CHARACTERFUL INTERNAL ACCOMMODATION

The front door opens into a stunning reception hall with full height windows and vaulted ceiling. A clever use of space beneath the stairs, provides a wood store and fitted wine rack. Open plan to the rear, the dining hall has a vaulted ceiling as well as a door opening out to the rear terrace and gardens, ideal for entertaining.

The principal reception rooms include an impressive double aspect sitting room which is almost 29 feet in length. This room also has attractive exposed beams as well as charming fireplace with brick surround and a wood burner. Doors open into a study overlooking the front, ideal for use as a home office if required.

The fantastic double aspect kitchen/breakfast room is located at the rear of the home and is superbly appointed and includes extensive bespoke fitted units with integrated appliances, a range cooker, central island with breakfast bar and a door to the rear terrace. Off the kitchen, a spacious and characterful snug provides a lovely sitting area and informal dining area. A door gives access to a side hall with useful utility room and w.c. off as well as secondary door to the front.

On the first floor, the magnificent and unique galleried landing overlooks both the entrance hallway to the front and the dining hall to the rear. On this level there are four good sized bedrooms which are full of character with exposed beams. Two of the bedrooms benefit from beautifully appointed en suite bath or shower rooms and there is also a separate family bathroom. On the second floor, a play room is located.





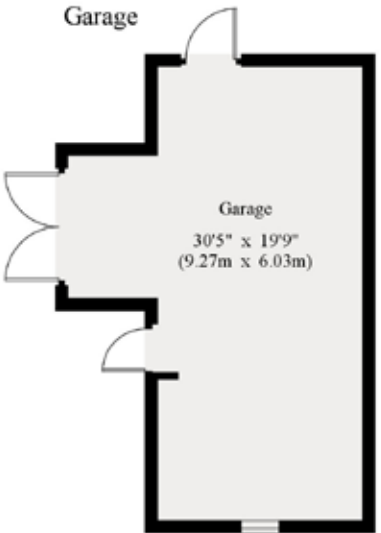
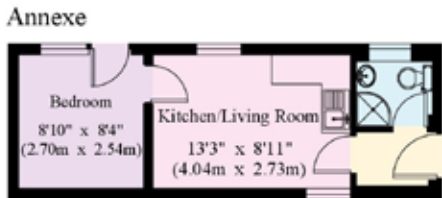
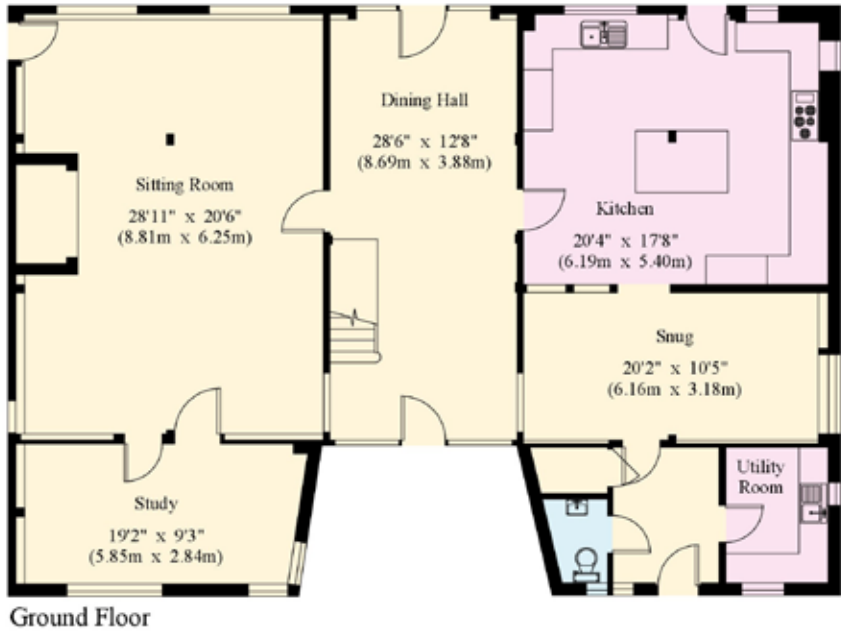
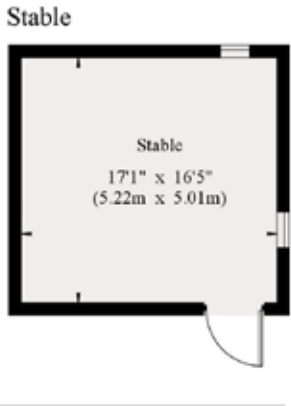
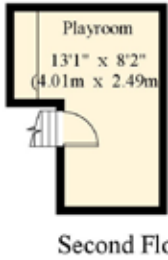
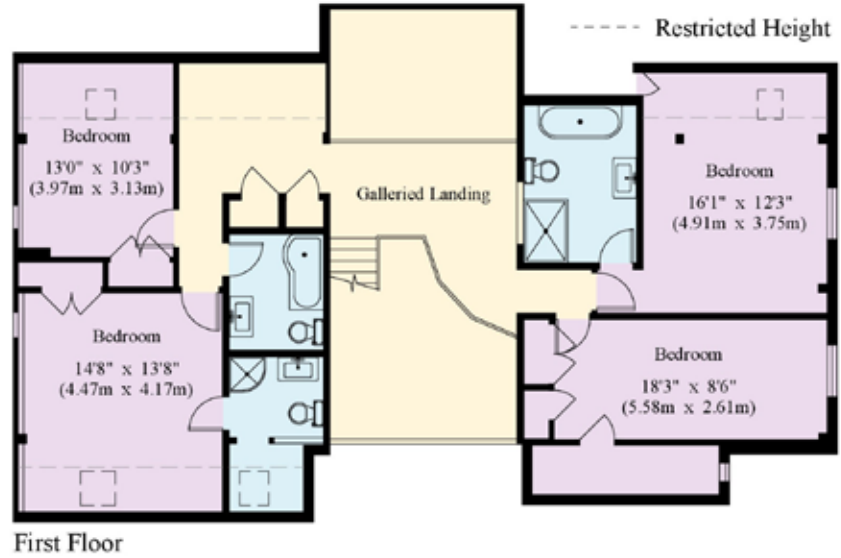
GARDENS AND OUTBUILDINGS

The property is approached via a gated entrance leading to the detached garage and parking area. To one side, the former stable building provides storage.

To the rear, adjacent to the barn, there is a detached single storey brick built annexe which comprises an open plan living room / kitchen, shower room and a bedroom.

The delightful lawned gardens surrounding the barn overlook open countryside and include a fabulous swimming pool surrounded by extensive paved terracing. A wonderful pergola covered seating area overlooks the pool and other terraces are ideal for al fresco dining. There is also a wonderful detached greenhouse as well as a childrens' play area. In all about 1.25 acres.





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Approximate Gross Internal Area =
Barn: 302.8 sq m / 3259 sq ft. Annexe: 22.9 sq m / 246 sq ft. Garage: 44.6 sq m / 480 sq ft.
Stable: 26.2 sq m / 282 sq ft. TOTAL: 396.5 sq m / 4267 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Luc Horwood
01892 515035
luc.horwood@knightfrank.com

Knight Frank Tunbridge Wells
47 High Street,
Tunbridge Wells, Kent, TN1 1XL

knightfrank.co.uk

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