



Marden Road, Staplehurst, Tonbridge, TN12 0JH
Guide Price £1,100,000

****GUIDE PRICE £1,100,000 TO £1,200,000**IMPRESSIVE 5/6 BEDROOM LATE C18 / EARLY C19 GRADE II LISTED BARN CONVERSION WITH DOUBLE GARAGE, BEAUTIFUL GARDENS AND OPTION TO PURCHASE APPROX. 4 ACRES**

Tucked away in a desirable semi-rural position just off Marden Road on approximately 1/3 acre, this exceptional Grade II listed barn conversion enjoys a strong sense of privacy, with formal gardens bordering open countryside and an adjoining field owned by the current vendor, available by separate negotiation.

Extending to approximately 2,800 sq ft, the property combines a wealth of character with versatile, well-balanced accommodation. A striking central entrance hall with floor-to-ceiling glazing creates an immediate impression and provides access to the principal rooms arranged across two wings.

One side offers four well-proportioned bedrooms, including an en-suite, together with a family bathroom. The opposite wing provides further flexible space including a study/additional bedroom, kitchen/dining room, sitting room and practical utility area.

A central staircase leads to the first floor where the impressive main bedroom enjoys far-reaching rural views and a generous en-suite. Also on this level is a superb drawing room — an adaptable space ideal as an additional reception, entertaining area, studio or home working environment.

Outside, a detached double garage incorporates a utility area and substantial room above which could be suitable for hobbies or workspace. The beautifully maintained gardens create an excellent setting for outdoor living and open onto the adjoining field, which could suit paddock use, recreational purposes or simply enhance the overall setting.

The property is conveniently positioned for Staplehurst amenities including local shops, supermarket and frequent mainline rail services to London in under an hour. Well-regarded schools in the wider area include Sutton Valence Preparatory School, with Cranbrook School, subject to submission criteria.



GROUND FLOOR

Lounge 16'1 x 13'4 (4.90m x 4.06m)

Kitchen 13'9 x 12'11 (4.19m x 3.94m)

Breakfast/Dining Room 13'7 x 12'5 (4.14m x 3.78m)

Utility

Bedroom 2 13'3 x 10'8 (4.04m x 3.25m)

En-Suite

Bedroom 3 13'7 x 11'5 (4.14m x 3.48m)

Bedroom 4 12'6 x 10'2 (3.81m x 3.10m)

Study/Bedroom 5 9'9 x 8'4 (2.97m x 2.54m)

Study/Bedroom 6 8'7 x 8'4 (2.62m x 2.54m)

Family Bathroom

FIRST FLOOR

Bedroom 1 19'0 x 17'2 (5.79m x 5.23m)

En-Suite

Drawing Room 31'4 x 28'6 (9.55m x 8.69m)

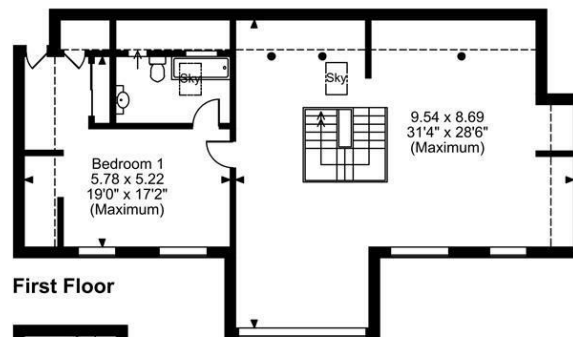
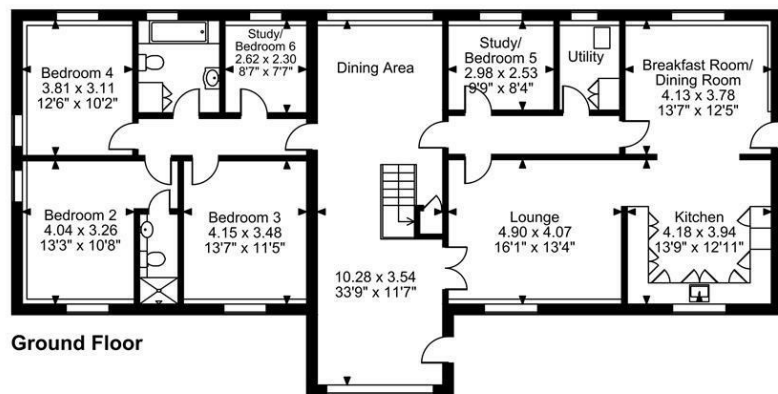
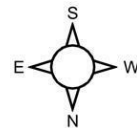
EXTERNALLY

Double Garage 19'4 x 17'6 (5.89m x 5.33m)

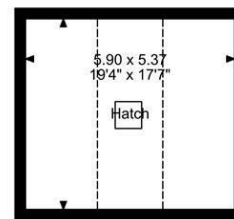
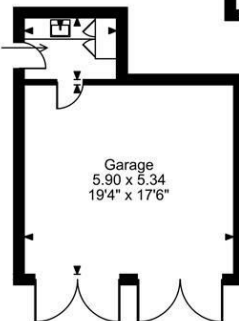
Floor Above Garage 19'4 x 17'7 (5.89m x 5.36m)

Utility 8'6 x 5'9 (2.59m x 1.75m)

Overbridge Barn, Marden Road, Staplehurst, Tonbridge
Approximate Gross Internal Area
Main House = 2804 Sq Ft/260 Sq M
Garage = 498 Sq Ft/46 Sq M
Total = 3302 Sq Ft/306 Sq M



Utility
2.60 x 1.74
8'6" x 5'9"



Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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