



Approximate Gross Internal Area  
 204.5 sq m / 2201.22 sq ft  
 (Excludes Outbuilding / Hay Barn / Former Cow Shed & Store)  
 Outbuilding 80.6 sq m / 867.57 sq ft  
 Hay Barn 141.2 sq m / 1519.86 sq ft  
 Former Cow Shed & Store 192.10 sq m / 2067.74 sq ft

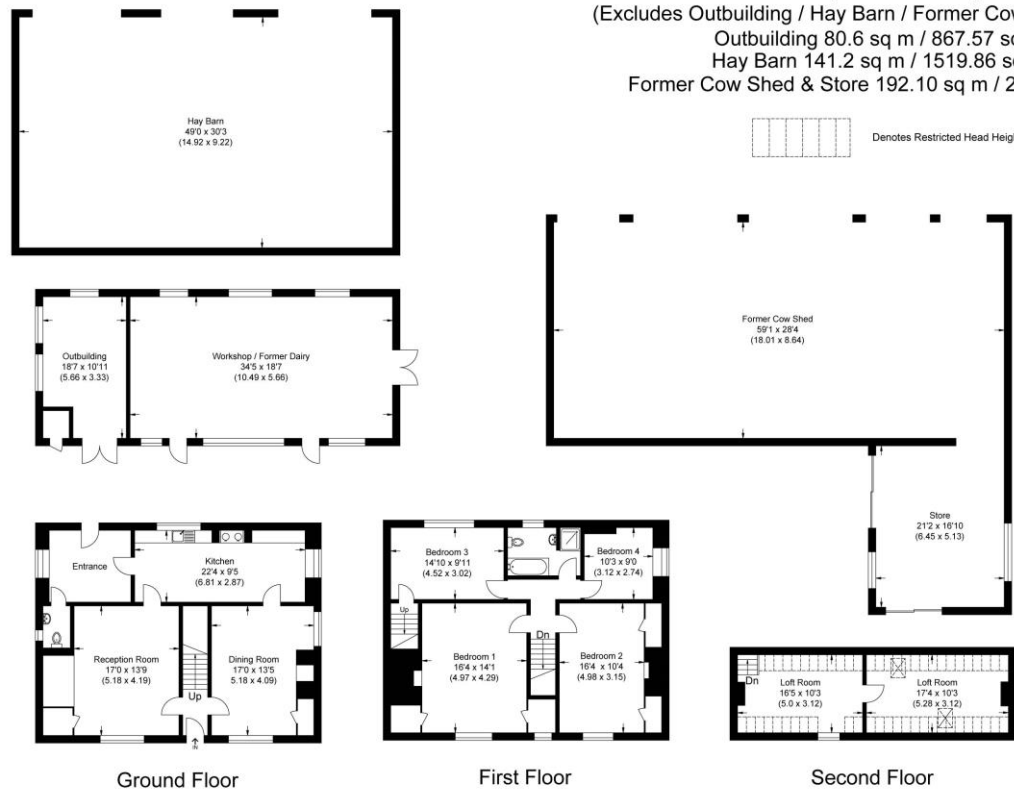


Illustration for identification purposes only, measurements are approximate, not to scale.



**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 4/5 bed 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 Century 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. Steelframed barn with 4 open bays  
In catchment area of 3 grammer schools – Cranbrook and the Maidstone Grammer 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





