



'Our Focus Determines Your Reality'



Thorn Farm  
Marden Thorn  
Kent  
TN12 9LJ



Entrance/Dining Hall \* Sitting Room \* Study  
Kitchen/Breakfast Room \* Ground Floor Bedroom  
Utility Room \* Cloakroom

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Principal Bedroom Ensuite \* Two Further Double Bedrooms  
Family Bath and Shower Room

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Good Size Garden with Apple Trees  
Double Garage \* Off Road Parking



## STUNNING CONVERTED BARN

This stunning converted barn combines comfortable, flexible family accommodation with an understated elegance. The high specification finish retains the integrity of the character whilst adding convenient modern touches.

The accommodation consists of an entrance/dining hall, a double aspect sitting room with doors to the garden and exposed brick fireplace with log burning stove, a study which could be utilised as a bedroom, a bedroom which could easily be used as a family room, a kitchen/breakfast room with Aga, a utility room and a cloakroom on the ground floor.

On the first floor the galleried landing leads to the a vaulted principal bedroom with ensuite shower room, two further double bedrooms and a family bath and shower room. The landing could, with the necessary permissions, be used to create a further bedroom.

Outside there is ample off road parking and a double garage. The good size garden is laid to lawn with an outbuilding which could be used to create a detached home office.

The barn is conveniently located for access to the mainline station at Marden and the main road networks and also benefits from being within the much sought after Cranbrook School Catchment Area.





## MARDEN

Butchers, Bakery, Post Office, Country Inns, a Vineyard which produces fine Chardonnay, several Takeaway Restaurants, a Library, Veterinary Surgery, Medical Centre, Dentist, Chemist, Car Service Station, Hairdressers, Bank, Nursery and a Primary School.

There are many social clubs in the Village for all ages including Children's Football Clubs, Brownies, a Youth Club, Keep Fit Club, Cycle Club, Tennis, Hockey, Cricket, Bowls and a Theatre Group to name just a few.

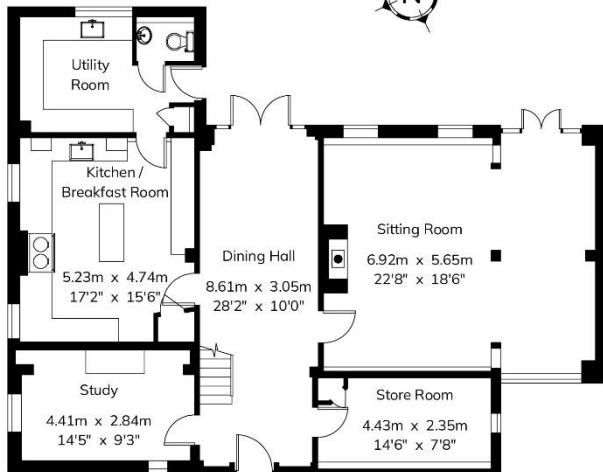
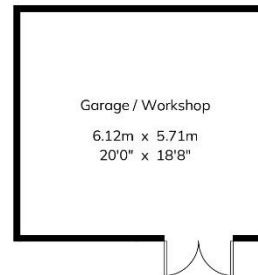
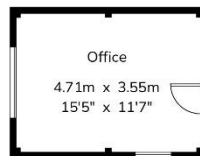
## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local Primary there are also a number of good state schools and excellent private schools such as Dulwich School, Sutton Valence and Bethany.

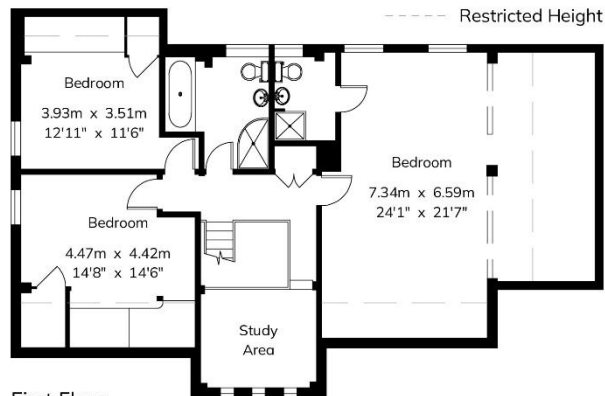
For the Commuter, Marden provides a Main Line Railway Station into Central London.

# Thorn Barn

House - Gross Internal Area : 241.2 sq.m (2596 sq.ft.)  
Garage / Workshop - Gross Internal Area : 34.9 sq.m (375 sq.ft.)  
Office - Gross Internal Area : 16.7 sq.m (179 sq.ft.)



Ground Floor



First Floor



## SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage.

EPC Rating: C – full details available on request.

Maidstone Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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