



SHARPS COTTAGE

MARDEN | TONBRIDGE | KENT

btf





SHARPS COTTAGE

MARDEN | TONBRIDGE | KENT TN12 9AH

Marden 2 miles | Staplehurst 3 miles | Maidstone 7 miles
Paddock Wood 9 miles | Royal Tunbridge Wells 15 miles

AN IMMACULATELY PRESENTED SMALL HOLDING WITH THREE RESIDENTIAL ELEMENTS TO INCLUDE SHARPS COTTAGE, SHARPS YARD AND GARDEN COTTAGE. TWO AGRICULTURAL BARNs WITH POTENTIAL FOR CONVERSION ARE ALSO SITUATED WITHIN THE GROUNDS ENCOMPASSED BY FORMER ORCHARD LAND TO THE EAST WITH PRIVATE ACCESS. IN A SOUGHT AFTER RURAL YET ACCESSIBLE LOCATION CLOSE TO MAINLINE STATION.

Detached 4 bedroom house with garage, office, outbuildings and mature gardens

Detached 3 bedroom annexe with garage and further potential

Detached 2 bedroom cottage with landscaped gardens and extension potential

2 Agricultural Barns with potential for change of use (STPP)

Agricultural land including grass and former orchard

IN ALL APPROXIMATELY 12.18 ACRES

GUIDE PRICE - £2,500,000



BTf Partnership
Clockhouse Barn
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

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Tel: 01233 740077

www.btfpartnership.co.uk

Viewing strictly by appointment only with the
Sole Agent BTf Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.





INTRODUCTION

Sharps Cottage occupies a private position down a country lane in the heart of the Kentish Weald. The property has been in the same family ownership for well over 50 years and has been modernised, developed, and cherished during the Vendor's ownership. It is now time for a new owner to enjoy the property's location, potential accessibility and security over the years to come.

LOCATION

Located just two miles to the north of the village of Marden the property has easy access to Marden, Staplehurst and Paddock Wood, all with mainline rail services into London in under an hour. Marden is able to offer a sense of rural living whilst being well connected to all transport links, both rail and road, making the village a popular settlement for commuters wanting a quieter home life. The property sits between Maidstone, Ashford and Royal Tunbridge Wells which are all able to provide comprehensive ranges of facilities along with highly regarded schooling options. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Marden Rail Station head east on the High Street, turning left just after Unicorn Public House onto the Maidstone Road. Continue for 1 mile until before turning right onto St Annes Green Road, after 150 metres the Sharps Cottage entrance will be on your right.

WHATTHREEWORDS

///concerned.broom.vague



GENERAL DESCRIPTION

Sharps Cottage offers a versatile small holding with plenty of income opportunities and potential for the future. There are various component parts that provide an attractive prospect for an incoming purchaser. A summary of these component parts is as follows: -

SHARPS COTTAGE

The Grade II Listed dwelling of solid brick construction, part tile hung to the upper elevations under a pitch clay tile roof. A description of the room arrangement is below with Floor Plans and measurements overleaf.

GROUND FLOOR

The Front Door opens to **Reception Hall** with doors to **Downstairs Cloakroom** and **Boot Room** with wash hand basin. A further door leads into the **Sitting Room** with bressummer beam Inglenook fireplace which opens up into a **Dining Room** with two sets of double doors to the **Outside Patio Areas**. A door from the Sitting Room leads to the **Kitchen/Breakfast Room** with door back to Reception Hall.

Stairs lead up from the Reception Hall up to the **First Floor Landing** with door to the **Dressing Room** leading to **Master Bedroom** and to **Ensuite** with bath, shower, bidet, twin wash hand basins and w/c. A further door from the Landing leads to **Airing Cupboard**, **Bedroom 2** (double) with **Ensuite** with w/c, shower and wash hand basin.

Further stairs lead up to the **Second Floor Landing** with door to **Family Bathroom** with w/c, shower, wash hand basin and fitted storage cupboard. Further doors lead to **Bedroom 3** (double) with door to **Bedroom 4** (double).

The total gross internal area of the Cottage is **2,976ft²** with floor plans overleaf for the exact layout.





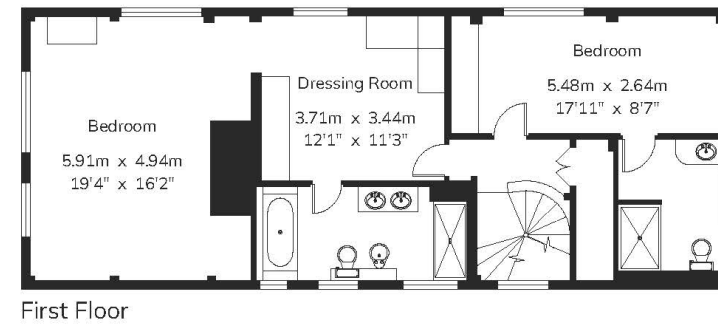
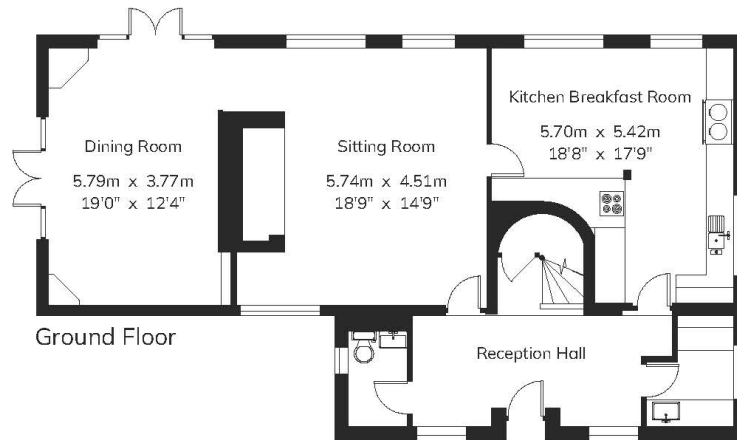
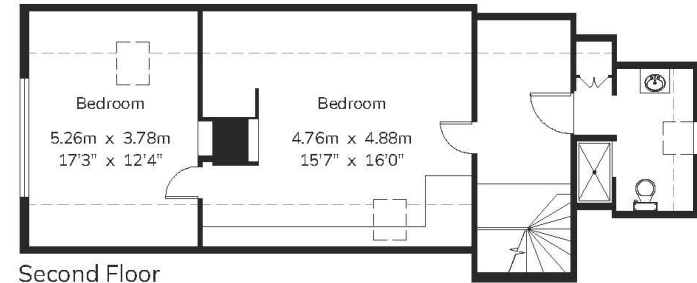
SHARPS COTTAGE FLOORPLAN



Sharps Cottage

House - Gross Internal Area : 276.5 sq.m (2,976 sq.ft.)

----- Restricted Height



NOT TO SCALE



OUTSIDE

The gardens are lawned, matured and bedded to the sides and rear of the property, very well-manicured and maintained to a high standard. The Driveway is situated to the east of the property with parking for multiple vehicles available. Just to the east of the main house is the detached **Garage** with temperature controlled **Wine Store** and **Workshop/Store Area**. Adjoining this is the **Farm Office** with **Cloakroom** that has w/c and wash hand basin.



SHARPS YARD (THE ANNEXE)

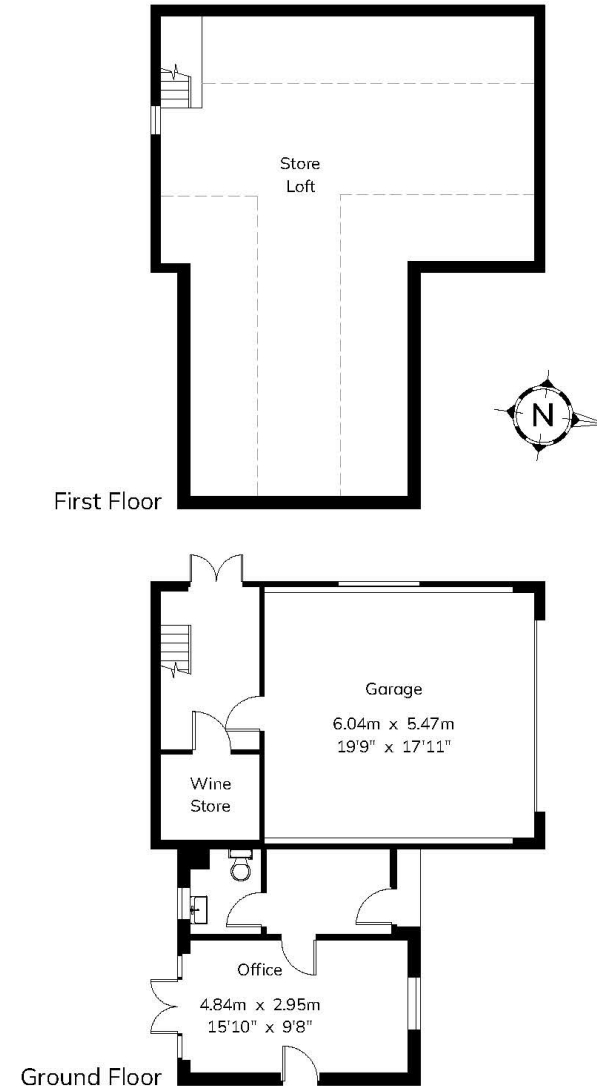
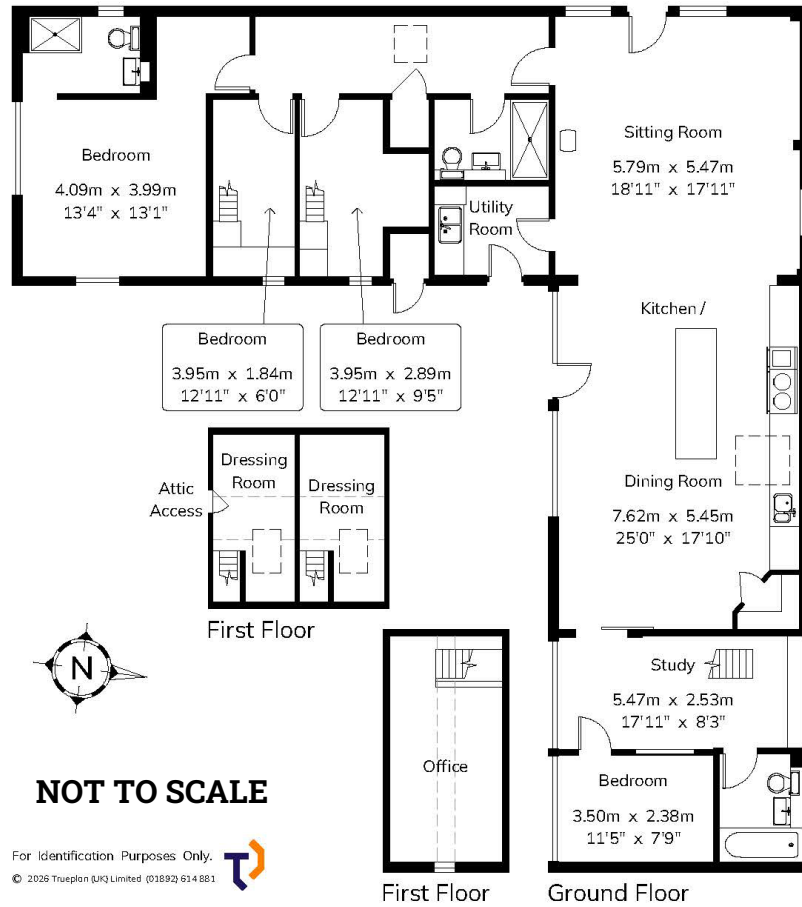
Sharps Yard is situated to the east of the main dwelling and is of timber framed construction on a brick plinth, clad in timber weather boarding under a slate tile roof. Converted to a high specification throughout, this now country retreat provides the following accommodation: -

The Front Door leads directly into the **Kitchen/Dining Room**, opening up into the **Sitting Room**. Sitting Room has doors to **Utility Room** and to **Rear Hall** with doors to **Family Bathroom**, with wash hand basin, w/c and shower. Further doors lead to **Bedroom 1** (single) with stairs up to **Dressing Room**, **Bedroom 2** (single) with stairs up to **Dressing Room**, **Bedroom 3** (double) with **Ensuite** with shower, w/c and wash hand basin and **Airing Cupboard**. A further door from the Dining Room leads to the **Study** with doors to **Family Bathroom** with bath, wash hand basin and a w/c and to **Bedroom 4** (single). Stairs lead up from the Study to an **Office**. The gross internal area for Sharps Yard is 2,136ft².

Outside there is a further detached **Garage** and **Garden Store** with potential for conversion into an ancillary use if necessary.

SHARPS YARD & GARAGE FLOORPLANS

Annexe - Gross Internal Area : 198.5 sq.m (2,136 sq.ft.)
 Garage / Office - Gross Internal Area : 141.9 sq.m (1,527 sq.ft.)





GARDEN COTTAGE

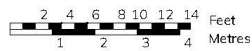
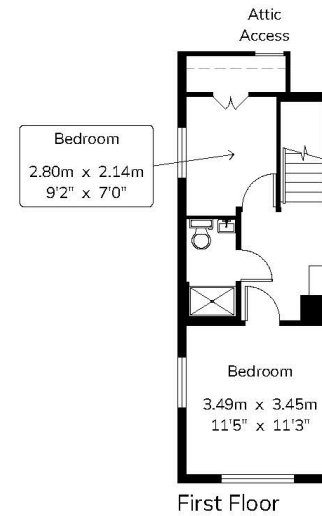
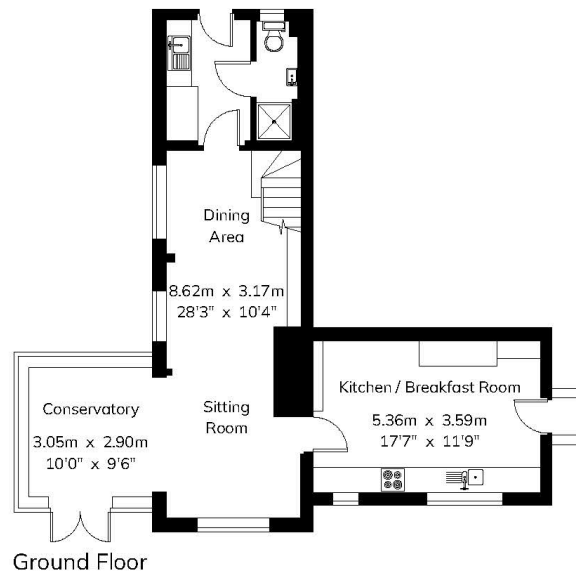
A detached 2 bedroom dwelling of solid brick construction part tile hung to the upper elevations, under a pitched clay tile roof. The property has been refurbished to a high standard and is currently vacant. Internal accommodation for descriptive purposes only comprises the following: -

The front door opens to the **Kitchen/Breakfast Room** with door to **Sitting Room** which opens up to **Conservatory** with doors to **Rear Garden**, along with **Dining Area** with door to **Utility Room** with further doors to Rear Garden and **Downstairs Cloakroom**. Stairs lead up from the Dining Area to **First Floor Landing** with doors to **Bedroom 1** (double), **Bedroom 2** (single) with **Attic Access** and to **Bathroom** with w/c, shower and wash hand basin. The gross internal area for Sharps Yard is 1,072ft².

Outside the property is surrounded by lawned, landscaped and hedged gardens with a large **Patio Area** benefitting from a newly constructed **Pergola** overhead. There is a large **Driveway** with parking available for multiple vehicles. There are also two **Storage Sheds** to the east of the dwelling.

GARDEN COTTAGE FLOORPLANS

Garden Cottage - Gross Internal Area : 99.6 sq.m (1,072 sq.ft.)



NOT TO SCALE



AGRICULTURAL BUILDINGS

There are two agricultural buildings situated to the south east of the residential elements of the property, benefiting from their own access and allowing them to be completely separated away from the rest of the holding. An overview of the buildings is as follows: -

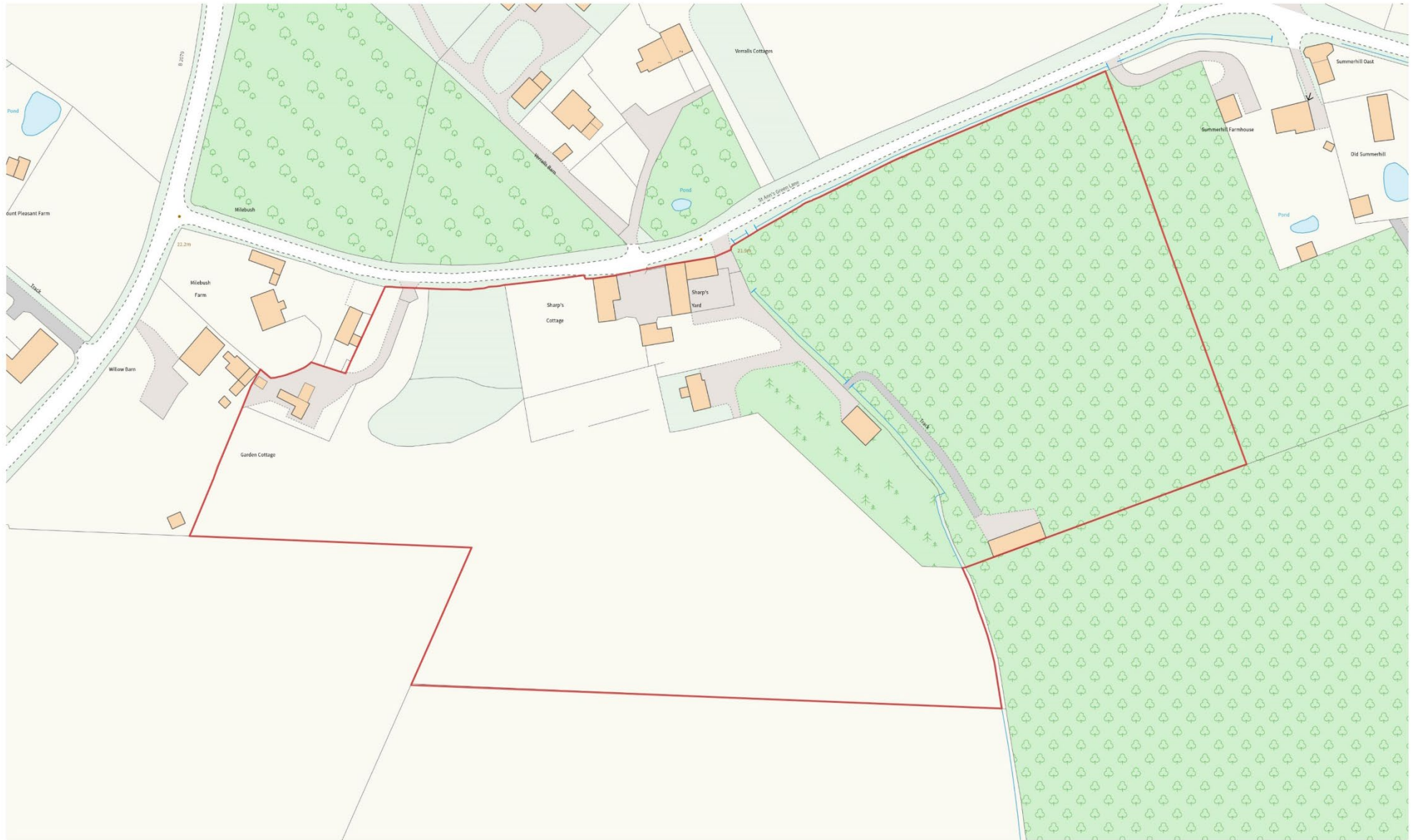
Agricultural Barn 1 – An open fronted timber frame barn, clad in steel box profile sheeting under a steel box profile sheet roof with a dirt floor, open fronted. Currently used for storage. Shown above.

Agricultural Barn 2 – A steel portal frame building clad in steel box profile sheeting under a steel box profile sheet roof with roof lights, a concrete floor and roller shutter door, currently used to store agricultural machinery.

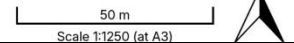
Both buildings have potential for conversion into residential or commercial premises subject to undertaking of the necessary due diligence.







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BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.



SERVICES

The property is connected to mains electricity, mains water and mains drainage. The properties have heating provided via oil fired systems. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from the St Ann's Green Lane. Each element holds its own private access off the road. As far as we are aware this is an adopted public highway although no highways search has been obtained.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is registered under three Land Registry Title Numbers K686889, K442987, K461045 & TT32724. Copies of the Office Copy Entries and Title Plans are available from the Selling Agents upon request.

PLANNING

Sharps Cottage is situated within the Maidstone Borough Council District. **Please Note:** A full planning search has not been undertaken and a full list of planning applications in relation to the property is available from the Maidstone Borough Council portal.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

COUNCIL TAX

Sharps Cottage – Band G

Sharps Yard – Band E

Garden Cottage – Band D

EPC RATING

Sharps Cottage – Band E (Listed)

Sharps Yard – Band D

Garden Cottage – Band D

Copies of the Energy Performance Certificates are available from the Selling

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in May 2025 & 2026.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

Tel: 01233 740077 (Challock Office)

Mob: 07799 846872 (Alex Cornwallis)

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE - £2,500,000

