



# Lambert & Foster



## KHERNFIELDS FARMHOUSE

TILDEN LANE | MARDEN

*An opportunity to purchase this extended 19<sup>th</sup> Century farmhouse which has been meticulously renovated to a high standard with five double bedrooms all with en-suites. The property offers over 3,300 sq.ft of accommodation with a large open plan kitchen/diner/family room with bi-folding doors overlooking farmland and skylight above to maximise the natural light. Three further reception rooms, a utility room, a bathroom and a study to complete the ground floor. Situated down a country lane on the semi-rural outskirts of Marden and is only a short drive to a mainline railway station.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £1,100,000-£1,200,000**

FREEHOLD



## KHERNFIELDS FARMHOUSE

TILDEN LANE | MARDEN | TN12 9AX

- An impressive, stunningly extended and modernised semi-rural farmhouse
- Offering four generous four double bedrooms all with en-suites
- Large open plan kitchen, dining and family room with three further receptions
- Approximately 1.28 acres to include a decked patio, paddock and mature garden
- Situated down a quiet semi-rural lane yet only 1.5 miles from Marden station
- Gravel driveway providing ample parking and offered with NO FORWARD CHAIN

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof and weather boarding to the first floor elevations. **Services & Utilities:** Oil fired central heating with mains water supply and private drainage services connected but not tested. **Broadband Connection:** Available as standard broadband. **Mobile Coverage:** Limited. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Maidstone Borough Council. **Council tax:** Band F. **EPC:** D (65).

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** High risk. **Surface water:** High risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

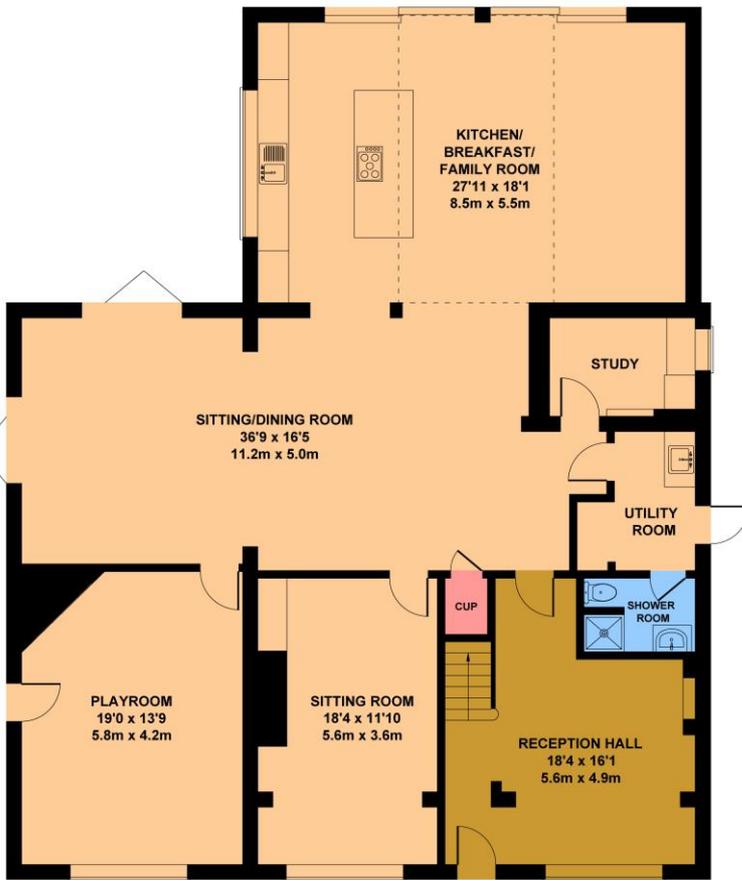
**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



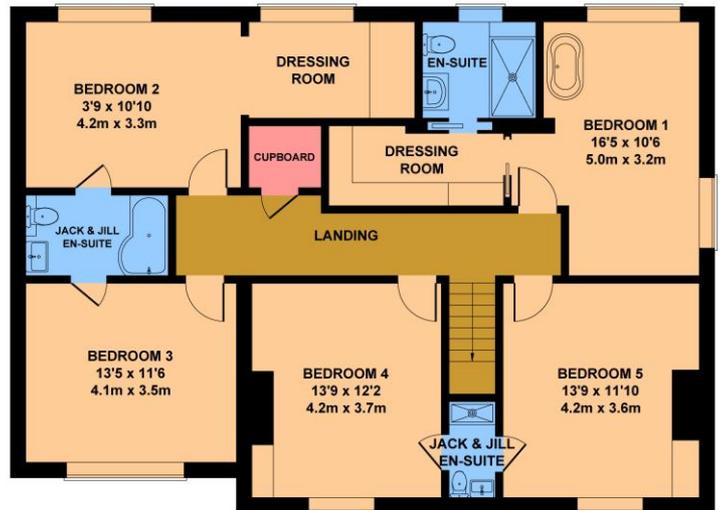
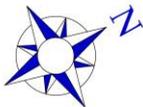
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## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR  
APPROX. FLOOR  
AREA 2033 SQ.FT.  
(188.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1285 SQ.FT.  
(119.4 SQ.M.)

Not to Scale. Produced by The Plan Portal 2024  
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## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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