



MARDEN
TONBRIDGE, KENT

JACKSON-STOPS 

WANSHURST BARN

BATTLE LANE, WANSHURST GREEN, MARDEN, TONBRIDGE, KENT, TN12 9DF

A CHARMING THREE BEDROOM BARN CONVERSION WITH USEFUL ONE BEDROOM ANNEXE, CATTERY, STABLING AND MENAGE, LOCATED IN A PEACEFUL RURAL SETTING CONVENIENT FOR AMENITIES AND MARDEN STATION



DESCRIPTION

Wanshurst Barn is a delightful converted barn with plenty of characterful features and additions which make it a highly attractive property. Situated in the pretty hamlet of Wanshurst Green between the villages of Marden and Staplehurst, set in circa 1.5 acres of gardens and grounds including a pony paddock.

Electric gates open onto a spacious driveway with ample parking for several cars. Enter through the glazed front door and you walk into an impressive and bright double height hallway where a set of stairs lead you to a split landing where you can choose to go either left or right and in front of you is a floor to ceiling window with views of the back garden, with paved terrace, raised bed, lawn and timber gazebo.

Downstairs the property features a characterful, beamed, traditional style kitchen / breakfast room with granite worktops and peninsula. There is a sitting room and dining room and also a very useful boot room, and a large Victorian style bath room. Oil fired underfloor heating runs throughout the entire ground floor.

Upstairs to the left you will find two bedrooms and a cloakroom, and to the right, the master bedroom with walk in wardrobe and ensuite shower room. Oil fired radiators.

Within the grounds is a fully licensed, detached, purpose built six pen boarding cattery, ideal for those wishing to take on an established business. There is a one-bedroom detached annex, offering ideal opportunities for visiting guests, multi-generational living or adding additional income.

The comprehensive equestrian facilities include four stables, a tack room, feed store and heated rug store, together with an all weather turn out paddock / arena plus additional grass paddock. The double garage has a workshop over it and two stores.

FEATURES

- Hallway atrium with impressive full height ceiling, two sets of stairs, each with storage cupboards under, one leading to each



side of the first floor and floor to ceiling windows framing the garden on the other side at the back of the barn

- Kitchen / breakfast room with range of high and low level wooden cabinetry with Granite countertops, space for an electric range oven into brick chimney, large Belfast sink, plumbing for dishwasher, built in fridge/freezer and slate flagstone flooring
- Dining room with oak flooring, two doors to outside and an oak stud wall separating this room with the sitting room
- Good sized bright and airy sitting room with vaulted ceiling and feature timbers, underfloor heating, double glazed windows, French doors to the garden, fireplace with tiled hearth and electric stove
- Boot room with built in storage, oak countertops, a Belfast sink, plumbing for a washing machine and door to front
- Bathroom with WC, bidet, slipper bath, pedestal basin and heated towel rail
- Master bedroom with walk-in wardrobe, ensuite with shower, bespoke vanity unit with marble top, inset basin and heated towel rail
- Bedroom two with built in wardrobe and an airing cupboard, a further bedroom currently being used for storage/dressing room
- Cloakroom with WC and basin
- Both loft spaces are lit and boarded.

OUTSIDE

- Garden is mostly laid to lawn with some mature trees and flower beds. A circular gazebo sits in the middle of the garden and creates a delightful place to enjoy the peaceful setting, further raised sleeper style flower beds are another feature enhancing the garden
- Double garage with loft space which has been converted into a workshop and a mower shed sits to the side of the garage
- Purpose built cattery with six pens sits behind the house provides an established business for any prospective buyers and comes with infra-red heaters and all ancillary equipment needed to run this business
- Separate annex, with attached oak framed car port to side, has laminate flooring throughout, a kitchenette with stainless steel single sink, wood effect counter tops and plumbing for washing machine. Sitting area and separate



- door into a double bedroom with an ensuite shower room, WC, basin and vinyl flooring
- Four stables, with tack room, automatic drinkers, newly laid rubber mats and heated water pipes
- All weather turnout paddock / arena plus additional grass paddock
- Additionally, there is a feed shed, a rug shed with heater and a haystore

SITUATION

Wanshurst Barn is situated in a very peaceful, rural position, yet within close proximity to Marden and Staplehurst which offer local amenities serving day-to-day needs including doctors' surgery, bakers, chemist and post office. Nearby is the beautiful Wealden village of Goudhurst with its pretty centre, ancient church, duck pond, period buildings, inns and restaurant. Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities, as well as mainline station. Train services to London are also available from nearby Marden, Staplehurst and Paddock Wood. There is a good choice of state, private, and grammar schools in the area, catering for children of all ages.

Marden Station – 1.8 miles | Staplehurst – 2.2 miles
Goudhurst – 6.8 miles | Maidstone – 7.3 miles
(All distances are approximate)





VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

DIRECTIONS

From the Cranbrook office, turn left and head towards the Wilsey Pound roundabout. Go straight across heading for Staplehurst. After 5.3 miles turn left into Marden Road and continue until the T junction and turn right into Battle Lane and Wanshurst Barn is half a mile up on the right-hand side.

What3Words///pills.serves.tutorial

PROPERTY INFORMATION

- Services: Mains water and electricity, oil fired central heating and private drainage
- Local Authority: Maidstone Borough Council
- Council Tax band: G (£4,095.55 for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation

AGENTS NOTE

The vendors have previously rented further adjoining land from the local farmer for grazing which could, subject to negotiation, be an option for a purchaser. There are also two livery yards close by.

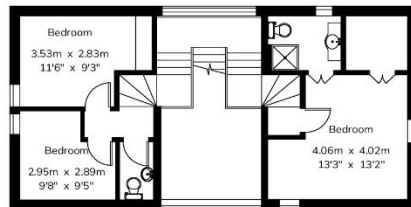
IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

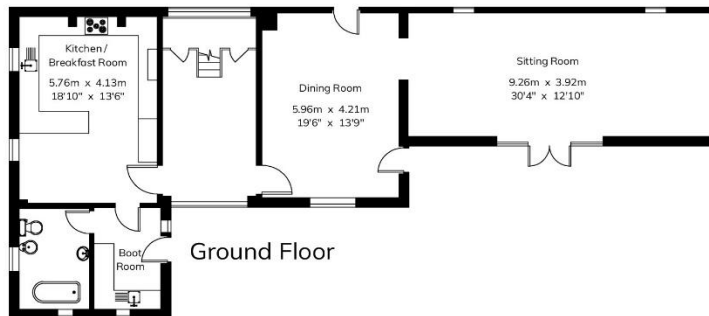


Wanshurst Barn

House - Gross Internal Area : 188.1 sq.m (2024 sq.ft.)
 Annexe - Gross Internal Area : 36.9 sq.m (397 sq.ft.)
 Stables - Gross Internal Area : 82.1 sq.m (883 sq.ft.)
 Garage - Gross Internal Area : 67.9 sq.m (730 sq.ft.)
 Cattery - Gross Internal Area : 32.3 sq.m (347 sq.ft.)



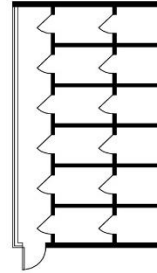
Ground Floor



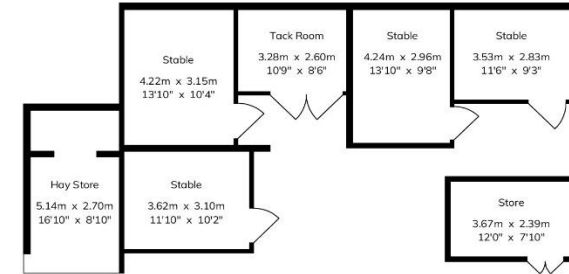
Ground Floor



Cattery



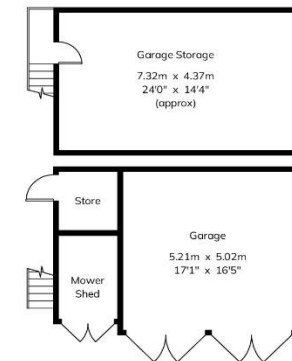
Stable Block



Annexe



Garage Block



KENT AND EAST SUSSEX

01580 720000

sesales@jackson-stops.co.uk
 jackson-stops.co.uk

OnTheMarket.com

rightmove

Zoopla



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910