

3 HERTSFIELD OAST

MARDEN



3 Hertsfield Oast

Staplehurst Road

Marden

Kent TN12 9BW

Located at the end of a country lane, this stunning attached oast conversion combines the convenience of modern living with the period features associated with a property of this style.

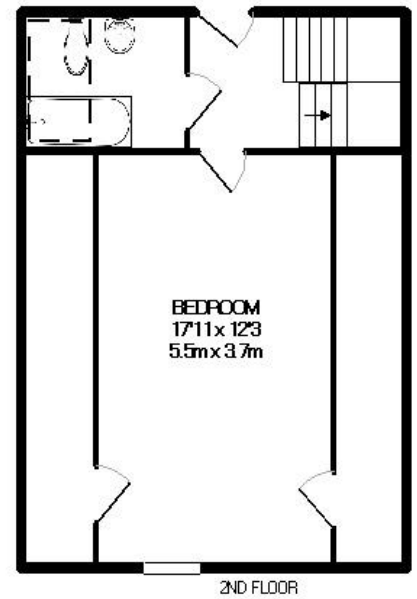
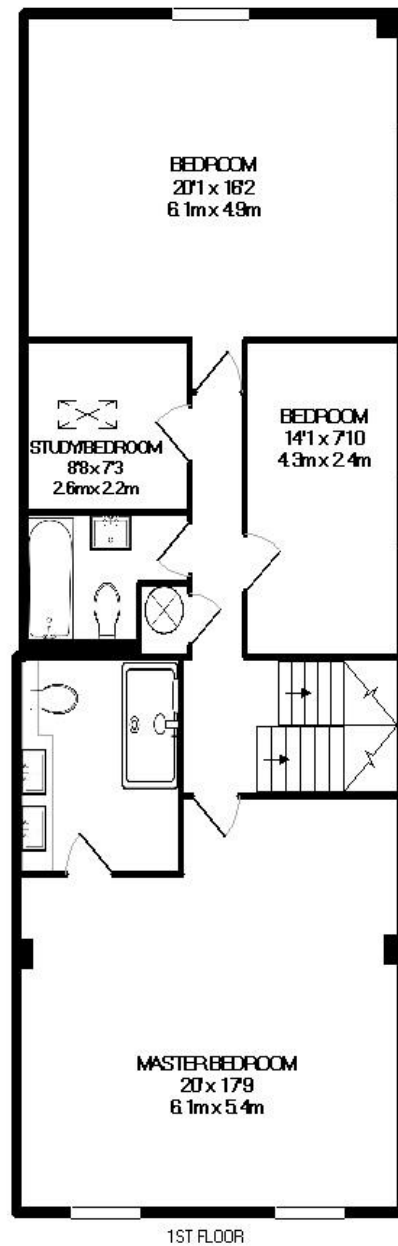
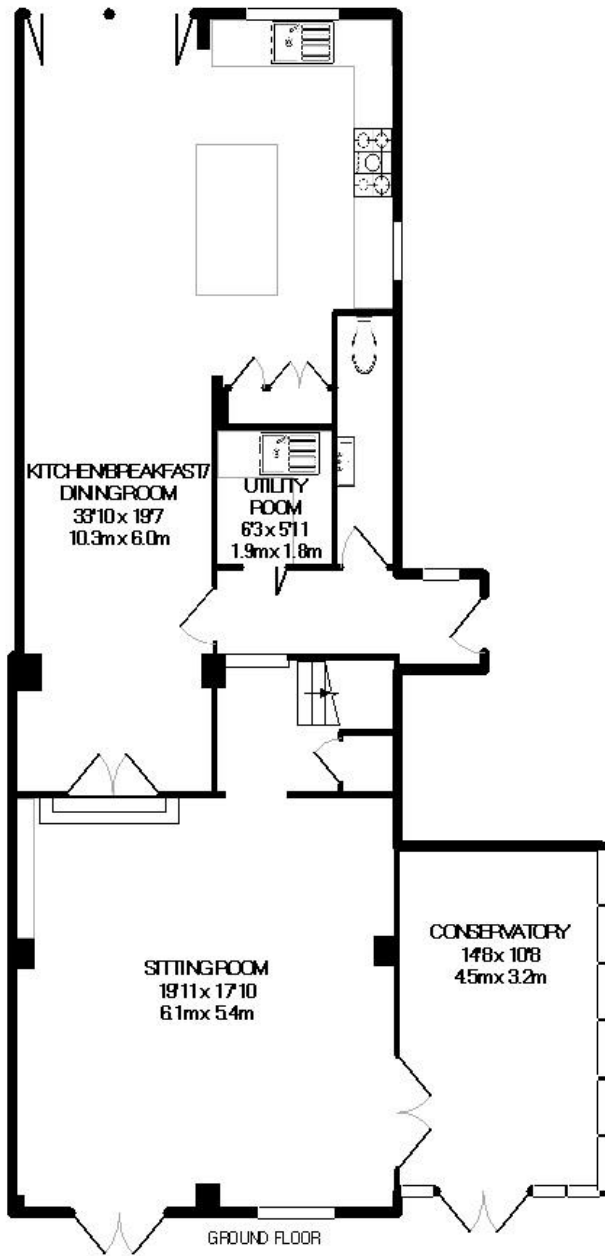
Outside a gravel drive sweeps around the front of the oast to a gate into the enclosed garden. The garden is laid to both lawn and gravel interspersed with mature trees and flower and shrub beds.

- Stunning Attached Oast Conversion
- Rural Location
- Sitting Room and Conservatory
- Kitchen/Breakfast/Dining Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Three Vault Ceilinged Bedrooms
- Family Bathroom
- Attic Double Bedroom, Bathroom
- Enclosed Gardens
- Off Road Parking
- Choice of Mainline Stations Nearby









TOTAL APPROX. INTERNAL FLOOR AREA 2384.3SQ.FT. (221.5SQ.M)
(not to scale - for layout purposes only)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS

From our office in Stone Street, Cranbrook proceed out of the town passing Cranbrook School on the left. Upon reaching the Wilsley Pound Roundabout, take the second exit to Staplehurst and Maidstone. Continue on this road through Staplehurst towards Linton, after passing Monk Lake on the right, turn right at the next driveway signposted Hertsfield Farm. Continue down the drive passing the cottages on the right, the Oasts are ahead, drive between the Oasts and the Lake, No.3 is at the far end.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68	76	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

PRICE GUIDELINE **£695,000** FREEHOLD

H&H
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