

# MARDEN KENT



GOUDHURST ROAD, MARDEN, KENT TN12 9NG

## Light and Spacious Detached Family Home

Sitting Room \* Family Room/Study \* Garden Room \* Kitchen/Dining Room \* Utility Room  
Shower Room

---

Master Bedroom with Ensuite \* Three Double Bedrooms \* Family Bathroom

---

Enclosed Gardens with Terrace \* Paddock \* Double Open Bay Garage \* Off Road Parking  
Detached Office and Garden Store

---

Cranbrook School Catchment Area

Located on the rural outskirts of Goudhurst and built in 1984, this delightful detached property provides a light and spacious family home.

Presented in immaculate condition throughout, the accommodation consists of a sitting room with fireplace, a family room/study with open fireplace, a garden room with doors to the terrace and a roof lantern, a kitchen/dining room, a utility room and a shower room on the ground floor.

On the first floor there is a double aspect master bedroom with ensuite bath and shower room, three further double bedrooms and a family bathroom.

Outside the gardens wrap around the property with a gravel drive leading to the detached double bay open garage and ample off road parking. The gardens are laid predominantly to lawn bordered with mature trees, hedgerow and post and rail fencing. There is an area of terracing ideal for outside entertaining. Beyond the post and rail fence there is a paddock bordered with mature hedge. Within the garden there is a detached office and a garden store.

Planning permission exists to extend the property to create an additional reception room, utility/boot room and bedroom with ensuite and dressing.

### Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

TN17 3HE

Tel: 01580 715400

[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)





This delightful property enjoys the best of both worlds, being close enough to the picturesque village of Goudhurst and all its amenities but far enough out to enjoy the countryside and all it has to offer.

There are more extensive facilities available in the nearby towns of Cranbrook and Marden. There is a mainline station at nearby Marden with frequent trains to London Charing Cross, London Bridge and Cannon Street.

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.



## Energy Performance Certificate



Dove Cottage, Goudhurst Road, Marden, TONBRIDGE, TN12 9NG

Dwelling type: Detached bungalow Reference number: 8946-7021-1540-7141-1992  
Date of assessment: 18 September 2016 Type of assessment: RdSAP existing dwelling  
Date of certificate: 19 September 2016 Total floor area: 201 m<sup>2</sup>

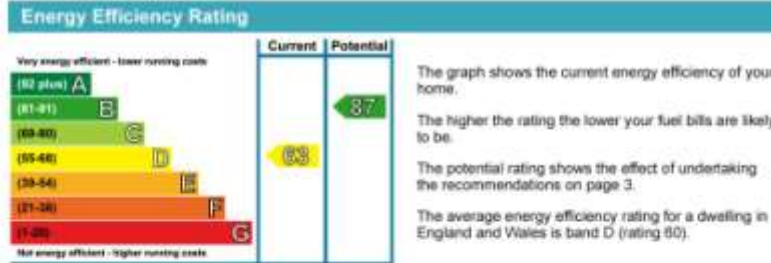
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,681
Over 3 years you could save	£ 714

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 282 over 3 years	
Heating	£ 2,757 over 3 years	£ 2,412 over 3 years	
Hot Water	£ 501 over 3 years	£ 273 over 3 years	
Totals	£ 3,681	£ 2,967	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

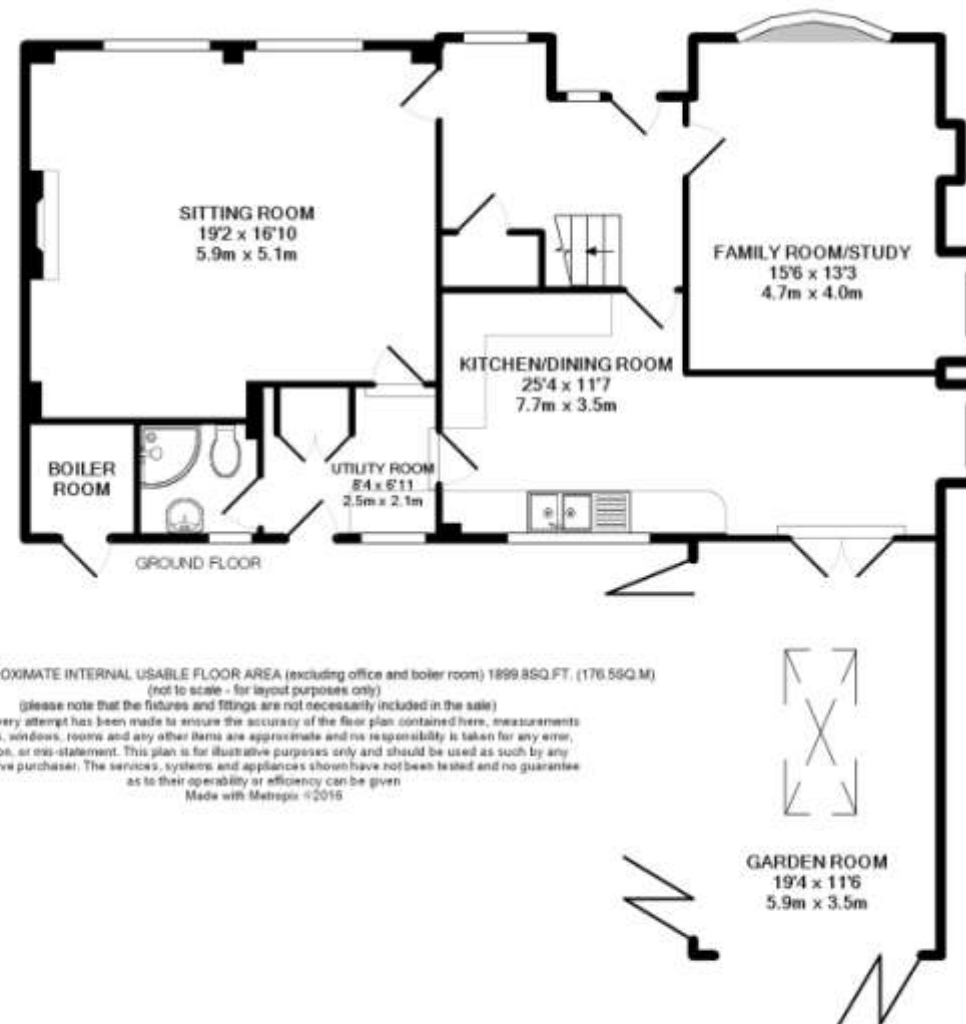


### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 246	
2 Low energy lighting for all fixed outlets	£45	£ 117	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 198	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Mains electricity and water. Oil fired central heating. Private drainage.

Maidstone Borough Council - Council Tax Band G

Maidstone Borough Council Planning Reference 15/507309/FULL

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



