



'Our Focus Determines Your Reality'



Goudhurst Road
Marden
Kent
TN12 9NG



Entrance Hall * Sitting Room * Family Room/Study
Kitchen/Dining Room * Garden Room * Utility Room * Shower Room

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bath/Shower Room

Just under 1.5 Acres * Detached Gym * Two Garden Stores
Double Cart Lodge * Ample Driveway Parking



LIGHT AND SPACIOUS DETACHED FAMILY HOME

Built in 1984 and located on the rural outskirts of Marden, this attractive detached property provides a light and spacious family, sitting in just under 1.5 acres.

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

On the first floor there is a double aspect principal bedroom with ensuite shower room, three further double bedrooms, one of which is currently used as a dressing room, and a family bath/shower room.

Outside the garden wraps around the property with a gravel drive leading to the detached double bay cart lodge and ample driveway parking. The garden is 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 gym and two garden stores; there is also a boiler room attached to the house.



MARDEN AND GOUDHURST

Marden provides local stores for all day-to-day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school and sporting facilities. There is a Waitrose a short drive away in Hawkhurst and a Sainsbury's in Staplehurst.

SCHOOLS AND CONNECTIONS

In addition to the local Primary School, the property is within the catchment area for the Maidstone and Tonbridge Grammar Schools. There are also many highly regarded educational facilities available locally, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School as well as Cranbrook School as a boarder.

The Mainline station offers fast rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes. Both the A21 and M20 are a short distance, providing access to the M25 Motorway to the North and South.



GROUND FLOOR



1ST FLOOR



SERVICES

Mains electricity and water. Oil fired central heating. Sewage treatment plant. Underfloor heating in the garden room. Heat pumps in the gym, garden room and kitchen.

Maidstone Borough Council - Council Tax Band G

EPC Rating: D

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



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