



'Our Focus Determines Your Reality'



High Street
Marden
Kent
TN12 9DP



Entrance * Drawing Room * Dining Room * Snug
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Two Interconnecting Attic Bedrooms * Two Bathrooms * Shower Room

Enclosed Garden * Shepherd's Hut * Potting Shed * Listed Store
Double Garage * Driveway Parking



SUBSTANTIAL DETACHED GRADE II LISTED VILLAGE HOME

Believed to date from the 17th century with a 19th century facade and later additions, this substantial, detached Grade II Listed village home is full of character features from exposed beams and floorboards to inglenook fireplaces whilst enjoying the convenience of modern living.

The accommodation consists of a drawing room with inglenook fireplace and log burning stove, dining room with fireplace and multi-fuel stove, snug, triple aspect kitchen/breakfast room with tri-fold doors to the terrace, a pantry, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with feature ensuite bath/shower room, two further double bedrooms, one with dressing room, a family bathroom and separate shower room. On the second floor there are two further interconnecting bedrooms, one of which has an ensuite shower room.

Sitting in approximately 0.5 acres, there is a detached double garage and driveway parking; the garden to the front of the property has ornate box hedge flower beds surrounded with gravel, a gate leads in the garden to the rear, which is laid to lawn, a kitchen garden with raised beds, a greenhouse and potting shed. In addition, there is a garden store which is part of the original listing for the property together with a shepherd's hut, ideal as a home office.



MARDEN

The village of Marden provides local everyday amenities including a variety of shops such as a Butchers, Bakery, Post Office, Country Inns, a Vineyard which produces fine Chardonnay, several Takeaway Restaurants, a Library, Veterinary Surgery, Medical Centre, Dentist, Chemist, Car Service Station, Hairdressers, Bank, Nursery and a Primary School.

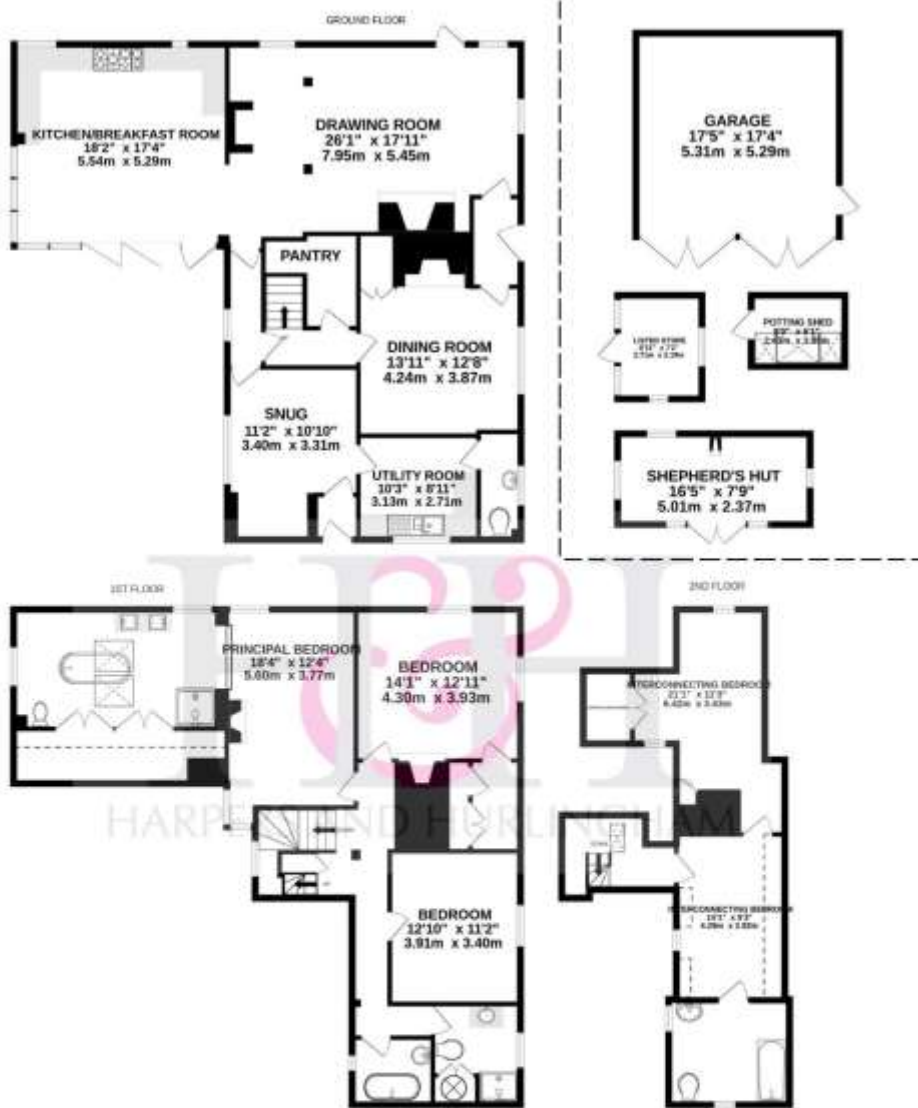
There are many social clubs in the Village for all ages including Children's Football Clubs, Brownies, a Youth Club, Keep Fit Club, Cycle Club, Tennis, Hockey, Cricket, Bowls and a Theatre Group to name just a few.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local Primary there are also a number of good state schools and excellent private schools such as Dulwich Prep School, Marlborough House, Sutton Valence and Bethany.

For the Commuter, Marden provides a Main Line Railway Station into Central London.





TOTAL APPROXIMATE INTERNAL FLOOR AREA, HOUSE 2,791.15SQ.FT (259.35Q.M.)
 GARAGE 302.45Q.FT. (28.15Q.M.)

(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
 (not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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SERVICES

All mains utilities connected. Gas fired central heating.

Maidstone Borough Council - Council Tax Band G

EPC Rating: n/a

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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