



'Our Focus Determines Your Reality'



Goudhurst Road  
Marden  
Kent  
TN12 9LT



Sitting Room \* Kitchen/ Dining Room \* Utility Room  
Cloakroom

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Principal Bedroom with Ensuite \* Two Further Bedrooms  
Snug/Bedroom \* Family Bath/Shower Room

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Detached Garage/One Bedroom Annexe  
Garden and Grounds approximately 0.45 Acres \* Off Road Parking



## STRIKING CONVERTED OAST IN SEMI-RURAL SETTING

Conveniently located to enjoy the Kentish countryside yet only a short drive to the village of Marden, this striking oast, believed to date from the 1800s, was converted during the mid-1990s and has recently been extensively renovated. The stylish immaculately presented oast is complemented by an equally stylish one-bedroom annexe and home office, sitting in grounds of approximately 0.45 acres.

The accommodation consists of an entrance hall, triple aspect sitting room with exposed brick fireplace together with a log burning stove, and doors to the garden, stunning, contemporary open-plan kitchen/dining room with doors to the terrace, utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, two further bedrooms, a snug which was a bedroom, and a family bath/shower room. The boarded attic could be used to create additional accommodation subject to the necessary permissions.

Outside the oast is approached across a shared driveway and leads to a gated area of off-road parking, the detached garage/annexe comprising a stylish, open-plan living space with kitchen area, a spiral staircase leads to a double bedroom and shower room ideal for as an income source subject to the necessary permissions. The attractive garden is laid to lawn with an area of pear and apple orchard, paved terraces, raised beds, pergola and shared pond.



## 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, 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

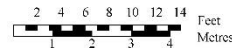
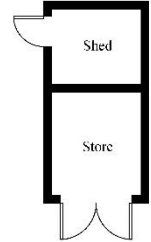
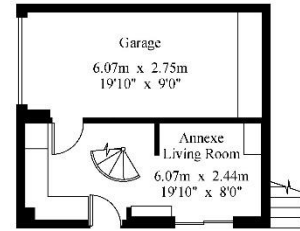
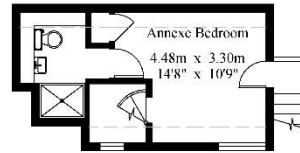
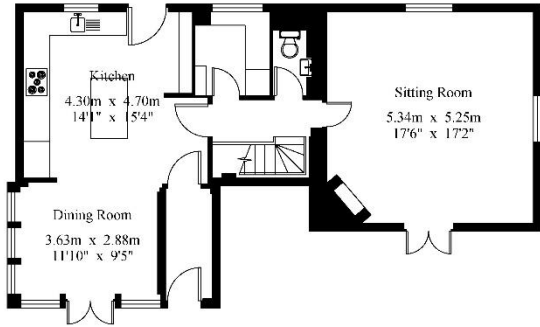
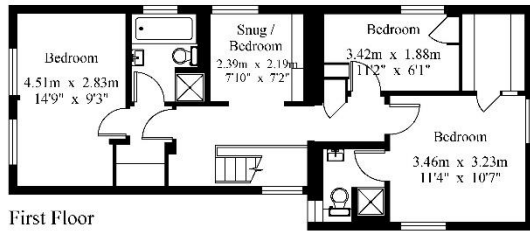
In addition to Cranbrook School and the local Primary there are also a number of good state schools and excellent private schools such as Dulwich Prep School, Marlborough House, Sutton Valence and Bethany.

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



# Beale Oast

House - Gross Internal Area : 141.7 sq.m (1525 sq.ft.)  
Annexe / Garage - Gross Internal Area : 51.2 sq.m (551 sq.ft.)  
Shed / Store - Gross Internal Area : 10.9 sq.m (117 sq.ft.)



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## SERVICES

Mains electricity and water. Oil fired central heating, LPG for gas hob. Private drainage. FTTP (Fibre to the Property) serving both the house and annexe.

Maidstone Borough Council - Council Tax Band Oast G  
Annexe A

EPC Rating: E

Right of access over shared drive. Shared drainage cost split three ways.

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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