

MARDEN BEECH

KENT



Plain Road Marden Beech Kent TN12 9LS

Nestled behind a mature beech hedge, this delightful period cottage sits within its own stunning gardens, on the outskirts of Marden.

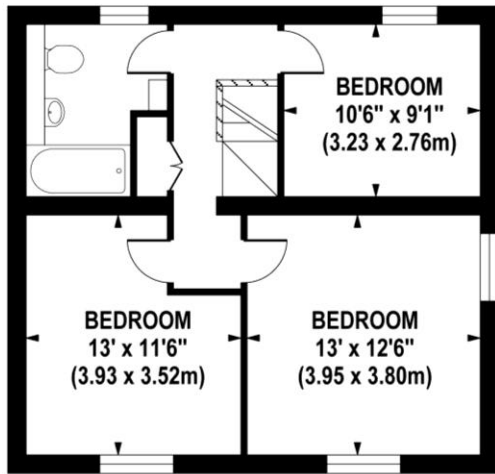
Behind the mature beech hedge lays a stunning country garden with borders filled with mature flowers and shrubs. Different areas have been created to sit and enjoy the garden and the sun throughout the day, including a delightful pond. There is also a well laid out vegetable garden. Beyond the vegetable garden there is an area of storage. Ideal for entertaining there is a paved courtyard leading from the utility room. Parking is provided by a gated driveway leading to two separate garages.

- Delightful Detached Period Cottage
- Sitting Room with Wood Burner
- Study/Snug
- Dining Room and Conservatory
- Fitted Kitchen and Utility Room
- Double Aspect Master Bedroom
- Two Further Bedrooms
- Family Bathroom and Shower Room
- Stunning Country Gardens
- Two Garages and Off Road Parking
- Main Line Station at Marden
- Cranbrook School Catchment Area

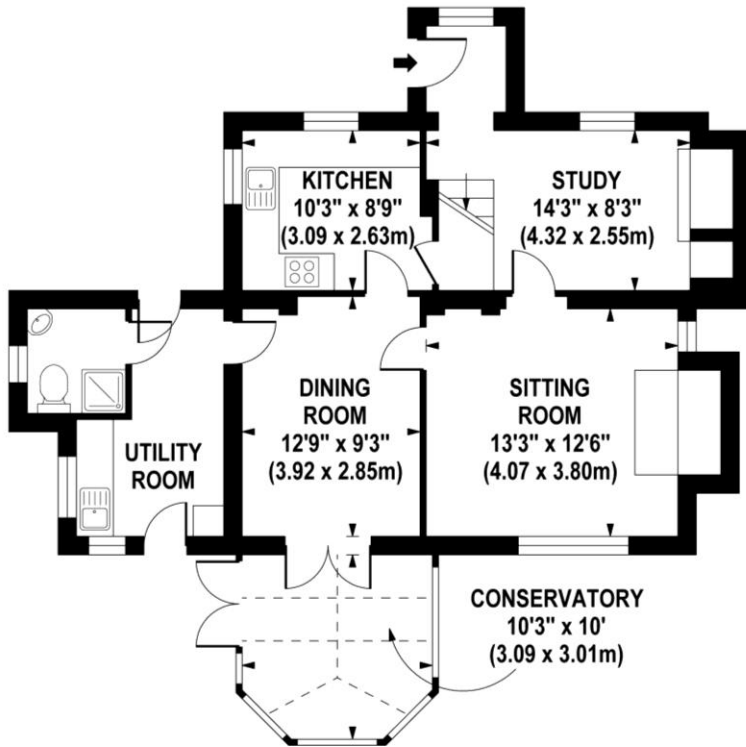








FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1347 SQ FT / 125 SQ M

NOT TO SCALE - For illustrative purposes only.
 All measurements and fixtures including doors and windows are approximate and should be independently verified
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Energy Performance Certificate



Beech Cottage, Plain Road, Marden, TONBRIDGE, TN12 9LS

Dwelling type: Detached house
Date of assessment: 19 May 2014
Date of certificate: 19 May 2014
Reference number: 0826-2831-7656-9494-4665
Type of assessment: RdSAP, existing dwelling
Total floor area: 106 m²

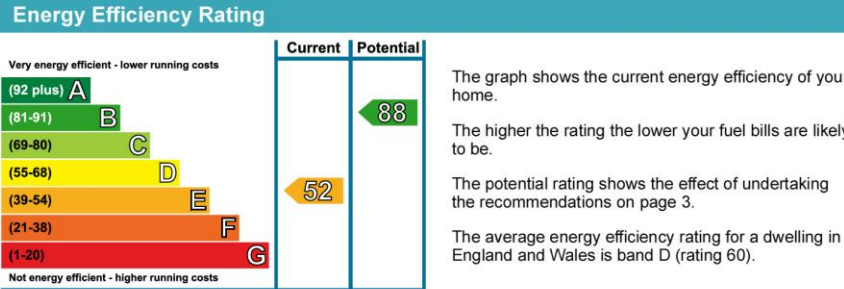
Use this document to:

- 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: | £ 4,422 |
| Over 3 years you could save | £ 2,289 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 312 over 3 years | £ 180 over 3 years | |
| Heating | £ 3,561 over 3 years | £ 1,623 over 3 years | |
| Hot Water | £ 549 over 3 years | £ 330 over 3 years | |
| Totals | £ 4,422 | £ 2,133 | |

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 Cavity wall insulation | £500 - £1,500 | £ 376 | ✓ |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 916 | ✓ |
| 3 Floor insulation | £800 - £1,200 | £ 358 | ✓ |

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 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.



SERVICES

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

Maidstone Borough Council - Council Tax Band F

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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