



'Our Focus Determines Your Reality'



CORNFLOWER DRIVE  
Marden  
Kent  
TN12 9GH



Entrance Hall \* Sitting Room \* Family Room \* Study  
Kitchen/Dining Room \* Utility Room \* Cloakroom

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

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Enclosed Garden \* Double Garage \* Driveway Parking





## SPACIOUS DETACHED FAMILY HOME

This attractive, spacious family home provides well-proportioned rooms and was completed in 2018. Occupying a convenient village location with views over the adjoining countryside, the property is within walking distance of the village centre and the mainline station in Marden.

The accommodation consists of an entrance hall, sitting room with doors to the garden and fireplace with log burning stove, double aspect family room, study with bay window, triple aspect kitchen/dining room with bi-fold windows opening to the terrace, utility room again with a door to outside and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with built-in storage and an ensuite bath and shower room, a guest bedroom with built-in storage and an ensuite shower room, three further double bedrooms and a family bath and shower room.

Outside there is a double garage with herringbone brick driveway, a path leading across an area of lawn to the front door and an enclosed garden with paved terrace to the rear.

The property benefits from the remainder of a 10-year building warranty.



## 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.

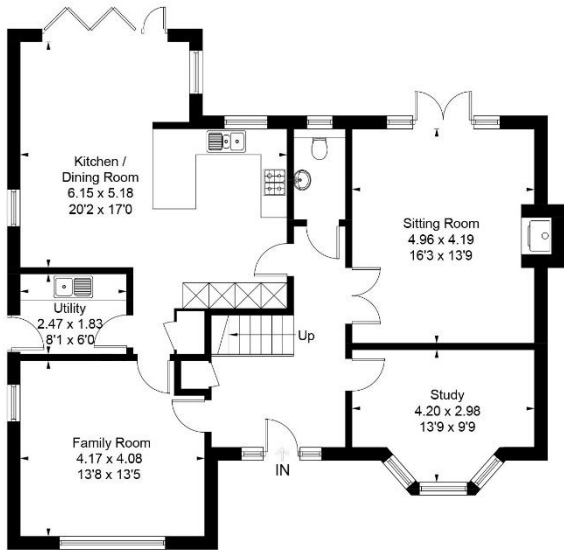




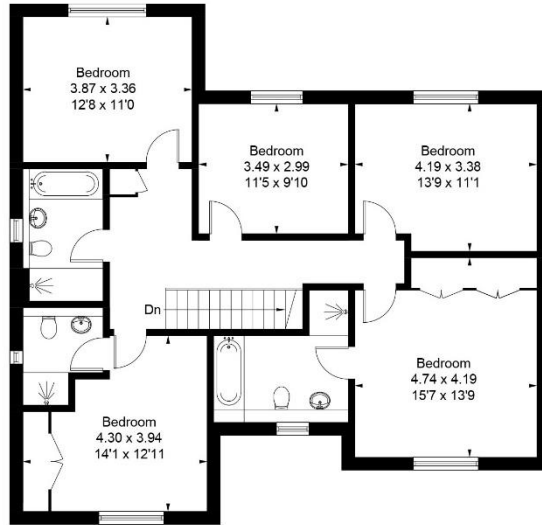
Approximate Area = 212.4 sq m / 2286 sq ft

Garage = 34.8 sq m / 374 sq ft

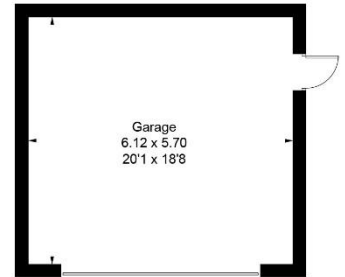
Total = 247.2 sq m / 2660 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 324512



## SERVICES

All mains utilities connected. Gas fired central heating.

Service charge £720 per annum - Trinity Estates

Maidstone Borough Council - Council Tax Band G

EPC Rating: B

The Deed contains restrictive covenants.

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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