

MARDEN KENT



PATTENDEN LANE, MARDEN, KENT TN12 9QJ

Spacious Detached Family Home with Land

Entrance Hall * Sitting Room * Dining Room * Games Room * Kitchen/Breakfast Room
Utility Room * Cloakroom * Annex Kitchen * Annex Sitting/Dining Room
Annex Double Bedroom * Annex Bathroom

Master Bedroom with Ensuite * Three Further Bedrooms * Family Bath and Shower Room

Gardens Approximately Five Acres * Swimming Pool * Pool House with Sauna * Multiple Garaging

This spacious detached family home is located along a sweeping drive, hidden by a high hedge in the sought after village of Marden within walking distance of the mainline station.

Filled with light, the accommodation consists of an entrance hall leading to a double aspect sitting room with brick fireplace, a triple aspect games room complete with a full size snooker table and a wood burning stove, a dining room, a kitchen/breakfast room, a utility room and a cloakroom on the ground floor. A door leads from the utility room to the annex.

On the first floor there is a double aspect master bedroom with ensuite shower room, three further bedrooms and a family bath and shower room.

The annex consists of an entrance hall with its own entrance, a sitting/dining room, a kitchen, a double bedroom and a bathroom.

Outside a sweeping drive leads to a turning circle from which there is access to a double garage and workshop and two further single garages. The garden to the front of the house is laid to lawn bordered with mature hedgerow. There is a walled swimming pool with pool house including a shower and sauna, and an area of entertaining. A gate leads through to the gardens and grounds of approximately 5 acres which are laid extensively to lawn with an area of bluebell wood, a small orchard and a fruit cage.

Harpers and Hurlingham

The Corner House

Stone Street

Cranbrook

Kent

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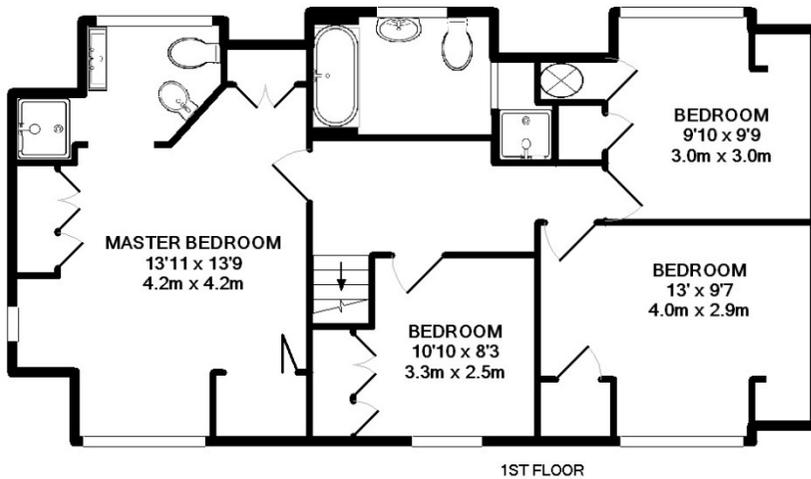
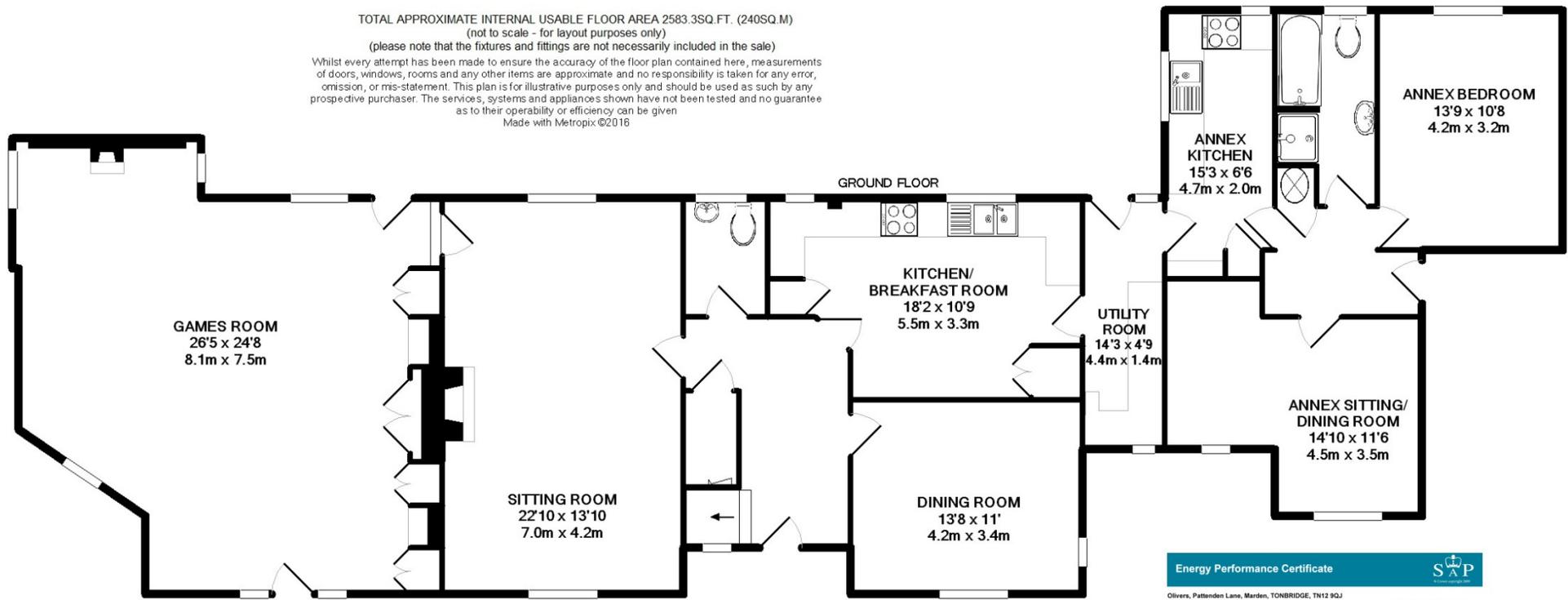
Marden offers local everyday amenities including a variety of shops such as a Butchers, Bakery, Post Office, Country Inns, a Vineyard which produces fine Chardonnay, several Takeaway Restaurants, a Library, Veterinary Surgery, Medical Centre, Dentist, Chemist, Car Service Station, Hairdressers, Bank,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

For the Commuter, Marden has a Main Line Railway Station in the Centre of the Village, which takes passengers into Central London with ease.

Within the area there are a number of good state schools and excellent private schools such as Dulwich, Underhill, Marlborough House, Sutton Valence, Bethany and Cranbrook.

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2583.3SQ.FT. (240SQ.M)
(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 floor plan 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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Energy Performance Certificate

Olivers, Pattenden Lane, Marden, TONBRIDGE, TN12 9QJ

Dwelling type: Detached house Reference number: 8567 7720-1736-2551-8928
 Date of assessment: 29 October 2013 Type of assessment: RRSAP: existing dwelling
 Date of certificate: 30 October 2013 Total floor area: 261 m²

Use this document for:
 * 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:	£ 6,555
Over 3 years you could save	£ 834

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 516 over 3 years	£ 315 over 3 years	
Heating	£ 5,486 over 3 years	£ 4,833 over 3 years	You could save £ 834 over 3 years
Hot Water	£ 573 over 3 years	£ 573 over 3 years	
Totals	£ 6,555	£ 5,721	

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.

Energy Efficiency Rating

Very energy efficient - lower running costs
 A (91-100) B (81-90) C (69-80) D (55-68) E (49-54) F (45-48) G (39-44)

Current: G Potential: B

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 4.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Not energy efficient - higher running costs

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. Floor insulation	£800 - £1,200	£ 575	
2. Low energy lighting for all fixed outlets	£125	£ 159	✓
3. Wind turbine	£1,500 - £4,000	£ 264	✓

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.

Mains electricity, water and drainage. Oil fired central heating. Solar panels heat the water in the main house. The annex has a separate electricity supply which is on a different phase. The solar PV panels currently provide a tax free income of approximately £1,300 per year. The swimming pool is heated using a heat pump.

There is a public footpath on the boundary of the property.

Maidstone Borough Council - Council Tax Band G

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



