



‘Our Focus Determines Your Reality’



Goudhurst Road
Marden
Kent
TN12 9NF



Entrance * Sitting Room * Playroom/Study
Kitchen/Dining Room * Utility Room * Cloakroom

Principal Bedroom with Juliet Balcony * Two Further Bedrooms
Family Bathroom

Enclosed Garden * Garden Store * Gated Off-Road Parking



CHARMING 18TH CENTURY ATTACHED COTTAGE

Occupying a rural location, this charming 18th Century attached cottage, has been extended to provide a comfortable family home. Whilst enjoying the convenience of modern living, the cottage retains many period features including exposed beams and an inglenook fireplace. Situated between Goudhurst and Marden, the cottage is a short drive from the mainline station and benefits from being within the Cranbrook School Catchment Area.

The accommodation consists of an entrance, a sitting room with exposed beams and inglenook fireplace with log burning stove, a playroom/study, a double aspect kitchen/dining room with doors opening to the terrace, a utility room and cloakroom on the ground floor.

On the first floor there is a principal bedroom with Juliet balcony overlooking the garden, a double bedroom with Victorian fireplace and built-in storage, a further good size bedroom and a family bathroom.

Outside a gate opens onto a gravel parking area. The garden to the rear is laid to lawn with steps leading from a paved terrace, there is a further gravel terrace, flower and shrub beds and two garden stores. The garden backs onto orchard.



MARDEN AND GOUDHURST

There are local amenities in Goudhurst with more extensive facilities available in the nearby towns of Cranbrook and Marden. Marden provides local stores for all day-to-day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school and sporting facilities. There is a Waitrose a short drive away in Hawkhurst and a Sainsbury's in Staplehurst.

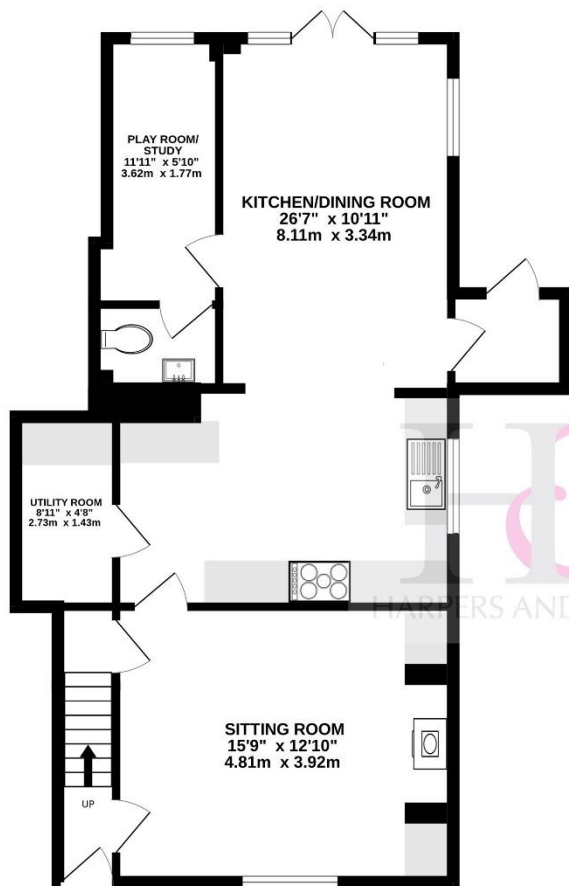
SCHOOLS AND CONNECTIONS

In addition to the local Primary School, the property is within the catchment area for the Maidstone and Tonbridge Grammar Schools. There are also many highly regarded educational facilities available locally, namely Bethany, Benenden School, St Ronans and Dulwich School as well as Cranbrook School as a boarder.

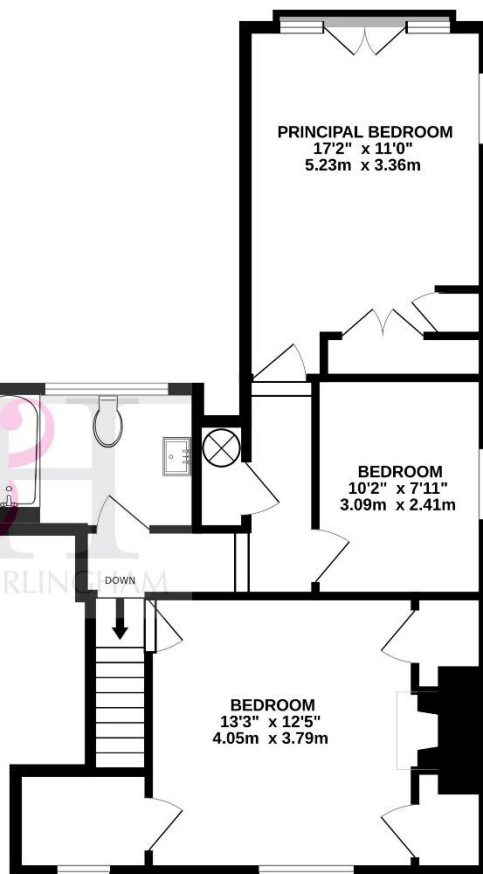
The Mainline station offers fast rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes. Both the A21 and M20 are a short distance, providing access to the M25 Motorway to the North and South.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,301.3SQ.FT. (120SQ.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

Mains electricity and water. Oil fired central heating. Sewage treatment plant. Underfloor heating in the garden room. Heat pumps in the gym, garden room and kitchen.

Maidstone Borough Council - Council Tax Band G

EPC Rating: D

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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