



'Our Focus Determines Your Reality'



MARLEY HOUSE
Headcorn Road
Smerden
Kent



Entrance Lobby * Sitting Room * Dining Room * Kitchen

Principal Bedroom * Two Further Double Bedrooms
Family Bathroom * Separate W.C.

Enclosed Garden * Garage * Off Road Parking



CHARMING GRADE II LISTED COTTAGE IN FARM HAMLET SETTING

Believed to date from the 18th century or possibly earlier and recently renovated, this charming Grade II Listed cottage provides character features throughout. The cottage also benefits from an enclosed garden and a garage, in a semi-rural farm hamlet location on the outskirts of the village of Smarden.

The accommodation consists of an entrance lobby, a double aspect sitting room with fireplace wood panelling, a wooden settle and red tiled floor, a double aspect dining room, with an inglenook fireplace with log burning stove and exposed beams, completing the ground floor there is a fitted kitchen with a door to outside.

A staircase leads from the sitting room to the first floor where there is a principal bedroom with dressing area and built-in storage, a further double aspect, double bedroom with built-in storage, a family bathroom and a separate w.c. A staircase then leads to the spacious second floor double aspect, double bedroom.

Outside the cottage sits in a good size plot. The garden is laid predominantly to lawn with flower and shrub beds and a paved terrace. A pond forms part of the boundary, ideal for visiting wildlife. There is also a garage and off-road parking.



SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

SCHOOLS AND CONNECTIONS

As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

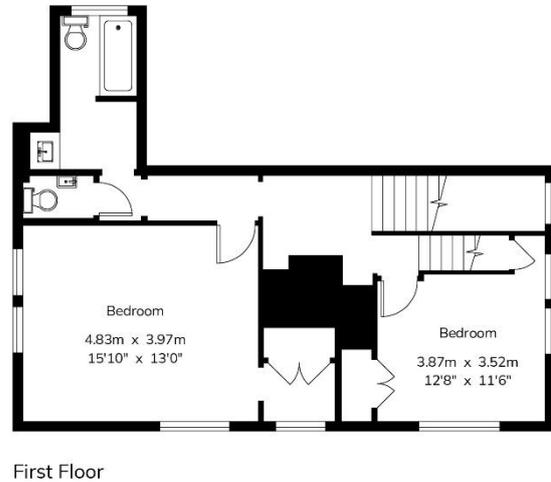
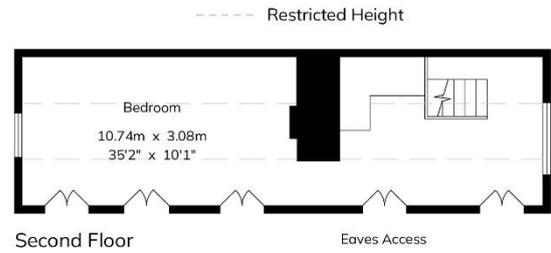
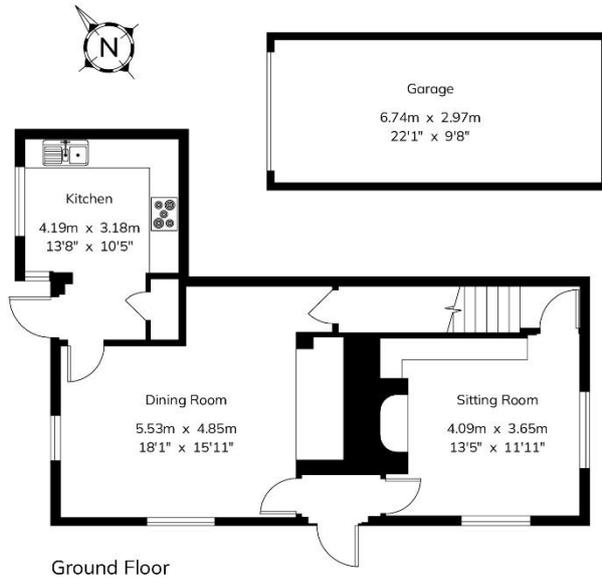
Main line stations are available at Headcorn some 5 minutes' drive, Pluckley 10 minutes' and Ashford International with the fast link to London some 20 minutes' drive.



Marley House

House - Gross Internal Area : 154.2 sq.m (1659 sq.ft.)

Garage - Gross Internal Area : 20 sq.m (215 sq.ft.)



SERVICES

Mains electricity and water. LPG central heating. Shared Sewage Treatment Plant.

Ashford Borough Council - Council Tax Band D

EPC Rating: n/a

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



MARLEY HOUSE

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