



'Our Focus Determines Your Reality'



Claygate
Marden
Kent
TN12 9PD



Entrance Hall * Sitting Room * Family Room * Study
Kitchen/Breakfast Room with Larder
Boot Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite
Three Further Double Bedrooms * Family Bathroom

Enclosed Grounds Approx. 1 Acre
Double Garage/Car Port/Workshop



ATTRACTIVE DETACHED FAMILY HOME

Situated in the hamlet of Claygate, on the outskirts of Marden, this attractive, detached family home is believed to date from 1911 with later additions including a major refurbishment during the current tenure including a new slate roof. The property, sitting in stunning grounds of approximately 1 acre, is filled with light and provides well-proportioned accommodation.

Presented in immaculate condition throughout, the entrance hall opens into the sitting room with bay window and fireplace, there is a double aspect family room with doors to the terrace and fireplace with log burning stove, and the study is accessed via the family room. Also, on the ground floor there is a dining room with bay window, a kitchen/breakfast room which boasts a larder, a boot room with door to outside, a utility room and cloakroom.

On the first floor the landing leads to a principal bedroom with ensuite shower room, three further double bedrooms, one with access to the eaves storage, and a family bathroom.





OUTSIDE

A gravel driveway leads to ample off-road parking, a double garage, attached car port and a workshop. There is also a detached garden store.

The gardens are laid predominantly to lawn with mature hedging, well-stocked flower and shrub beds, and a variety of established trees. There are various areas of terracing, one created utilising a curved brick wall, paving and clipped box hedging, a further terrace with gazebo and a pergola with a grapevine, a wildlife pond sitting in an area of wild flower meadow, and a vegetable garden with raised beds, in all approximately 1 acre.





CLAYGATE

The property is located in the hamlet of Claygate.

Local shops and amenities are available in the larger villages of Paddock Wood, Marden and Horsmonden. More comprehensive shopping is available at Tunbridge Wells and Maidstone.

SCHOOLS AND CONNECTIONS

There are a number of excellent schools, namely Bethany, Benenden School, St Ronans, Summerhill, Sutton Valence and Dulwich School, to name a few.

Main line rail services are available from Paddock Wood or Marden into Central London. The motorway network can be reached via the A21, through Horsmonden and the M25 can be accessed via Paddock Wood.



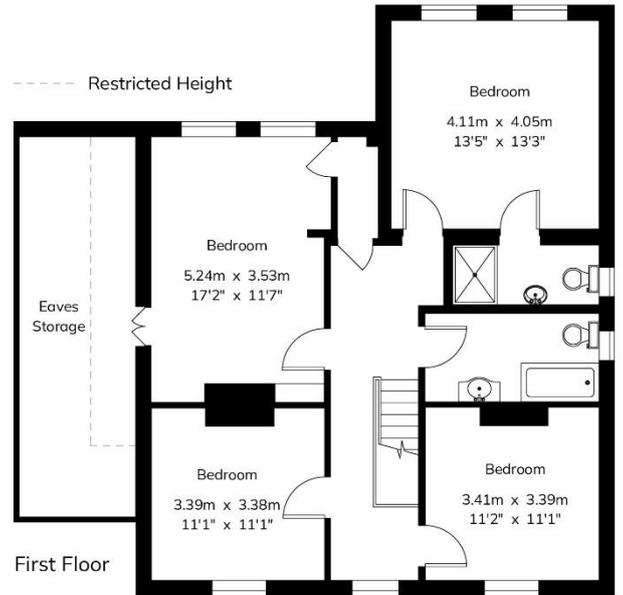
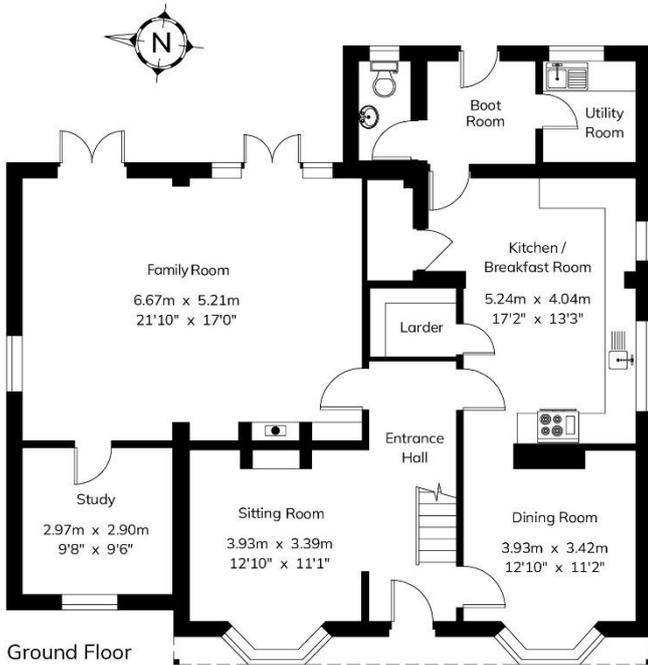


Fairview

House - Gross Internal Area : 203.6 sq.m (2191 sq.ft.)
(Excluding Eaves Storage)

Garage / Car Port / Workshop -

Gross Internal Area : 64.1 sq.m (689 sq.ft.)



SERVICES

Mains electricity and water. Oil fired central heating. LPG Bottles for the Hob. Private Klargester Sewage Treatment Plant. Fibre broadband connected.

Maidstone Borough Council - Council Tax Band F

EPC Rating: tbc

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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