



‘Our Focus Determines Your Reality’



5 HEASMAN CLOSE  
Marden  
Kent  
TN12 9FH



Entrance Hall \* Sitting Room \* Kitchen/Dining Room  
Cloakroom

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Principal Bedroom with Ensuite \* Two Further Double Bedrooms  
Family Bathroom

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Enclosed Garden \* Garden Store \* Driveway Parking





## ATTRACTIVE ATTACHED FAMILY HOME

Within walking distance of the main line station and village centre of Marden, this attractive attached family home was built in 2015 by Redrow as part of the Highwood Green development. The property provides well-proportioned rooms and benefits from an enclosed garden with garden store, off-road parking and solar photovoltaic panels.

A blank canvas, the accommodation consists of an entrance hall, a kitchen/dining room with doors opening to the garden, a sitting room and a cloakroom on the ground floor.

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

Outside there is off-road parking and a picket fence borders the garden area to the front. The enclosed garden to the rear is laid predominantly to lawn with an area of paved terrace and a garden store.

An added bonus is that the property is within walking distance of the mainline station with trains to London and the coast.



## MARDEN AND GOUDHURST

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

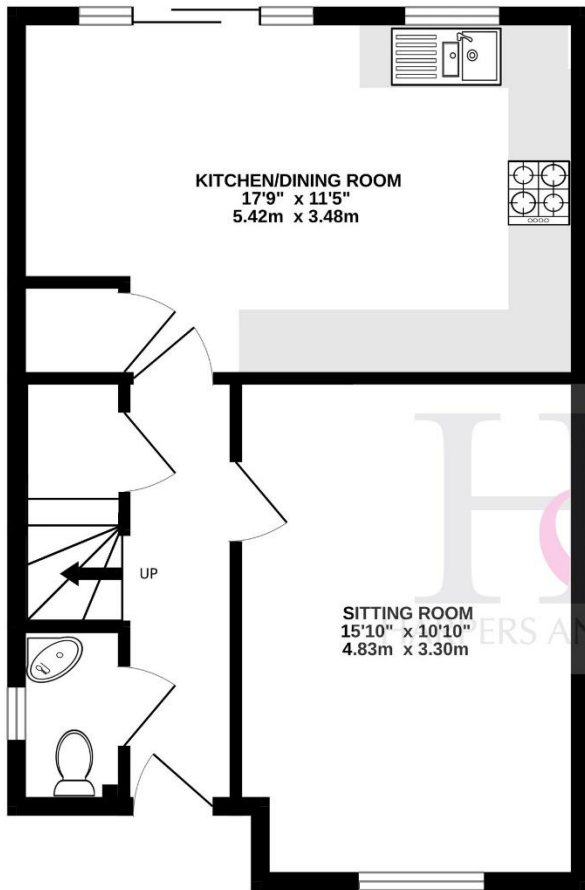
In addition to the local Primary School, the property is within the catchment area for the Maidstone and Tonbridge Grammar Schools. There are also many highly regarded educational facilities available locally, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School as well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

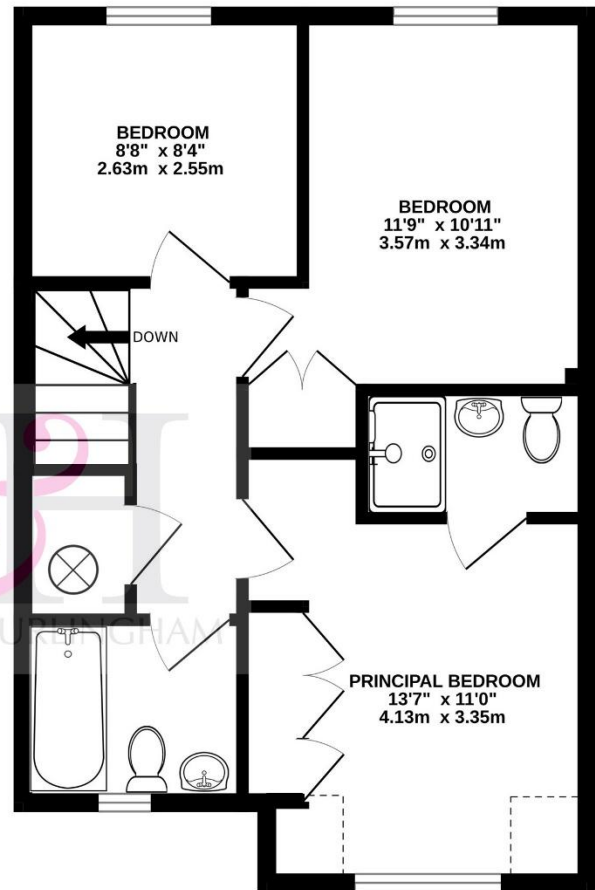




GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 941.8SQ.FT. (87.5SQ.M.)  
 (no guarantee is given to the square footage of the property; the figure shown is for initial guidance)  
 (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

All mains utilities connected. Gas fired central heating. Solar Photovoltaics.

Maidstone Borough Council - Council Tax Band E

EPC Rating: B

Annual service charge for maintenance to the common areas on the estate £500 per annum.

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## DIRECTIONS

From our office in Cranbrook, turn right into Stone Street and proceed out of Town to the Wilsley Pound Roundabout. Take the first exit marked Goudhurst. Continue along this road turning right in front of The Goudhurst Inn, at the 'T' junction turn right and continue on this road into Marden, after passing the 'Marden' sign, take the second turning on the left into Mayes Road, take the second turning on the left into Russell Road, again take the second turning on the left, this time into Heasman Close, No. 5 can be found a little further along on the left.



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