



Pattenden Lane

Marden TN12 9QE

Guide Price £550,000



COUNTRY HOMES

Marden TN12 9QE

Nestled in the charming village of Marden, is this delightful Grade II listed semi-detached cottage. Benefitting from beautiful character features throughout but with all the modern conveniences of a newer property, in our opinion, this home offers the perfect blend of comfort, convenience and character.

As you can see from the floor plan, the property provides an entrance hallway with useful storage cupboard. Beyond this is a generous size sitting room offering the perfect space for both relaxation and entertaining, with double doors leading out onto the garden beyond. From the sitting room you can access the dining room and well-appointed kitchen which offers a warm and inviting atmosphere for evening meals and family gatherings.

Upstairs are three bedrooms, making it an excellent choice for families or those seeking extra space for guests, home office or play room space. The modern bathroom is thoughtfully designed, ensuring both functionality and comfort.

Outside, the property features parking for two vehicles, a valuable asset in this desirable location. At the rear of the property is a well-tended, beautiful garden boasting a block paved patio area, lawn, feature pond, shed, two smaller outbuildings, a potting shed and versatile studio/home office space with underfloor heating which is situated at the rear of the garden.

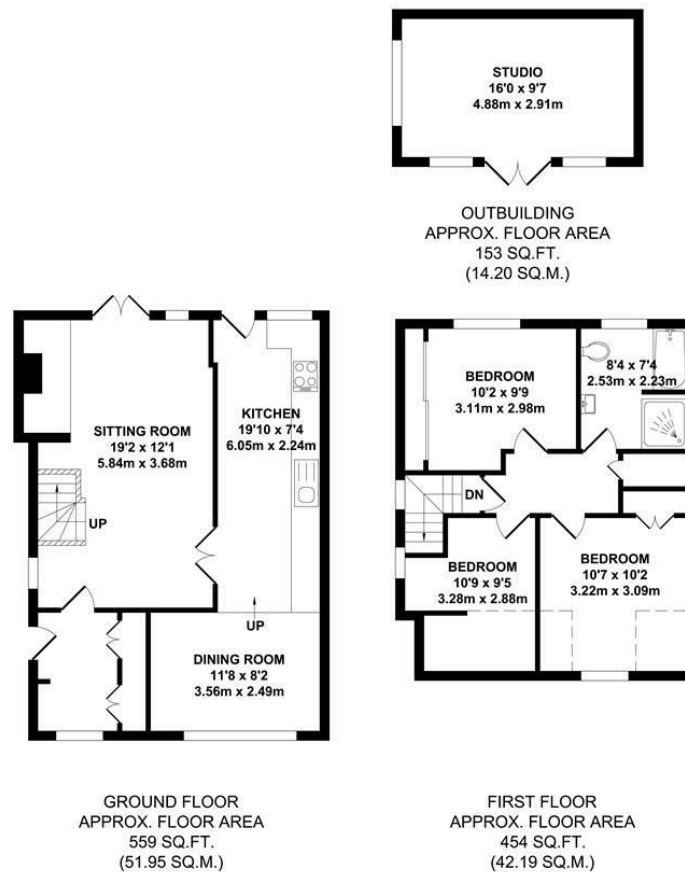
The surrounding area is known for its picturesque countryside and friendly community, providing a peaceful retreat while still being within easy reach of local amenities and transport links.

This stunning home provides a wonderful opportunity for anyone looking to settle in a tranquil yet accessible part of Kent. With its appealing character features and inviting atmosphere, it is sure to attract interest from a variety of buyers.

Do not miss the chance to make this lovely house your new home. Call today to book your viewing.

- Delightful 3 bed character cottage
- Popular village location
- Immaculately presented
- Generous size living room
- Kitchen
- Dining room
- Family bathroom
- Outside studio/home office
- Beautiful garden
- Early viewing highly encouraged





TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.34 SQ.M.)

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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
25-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

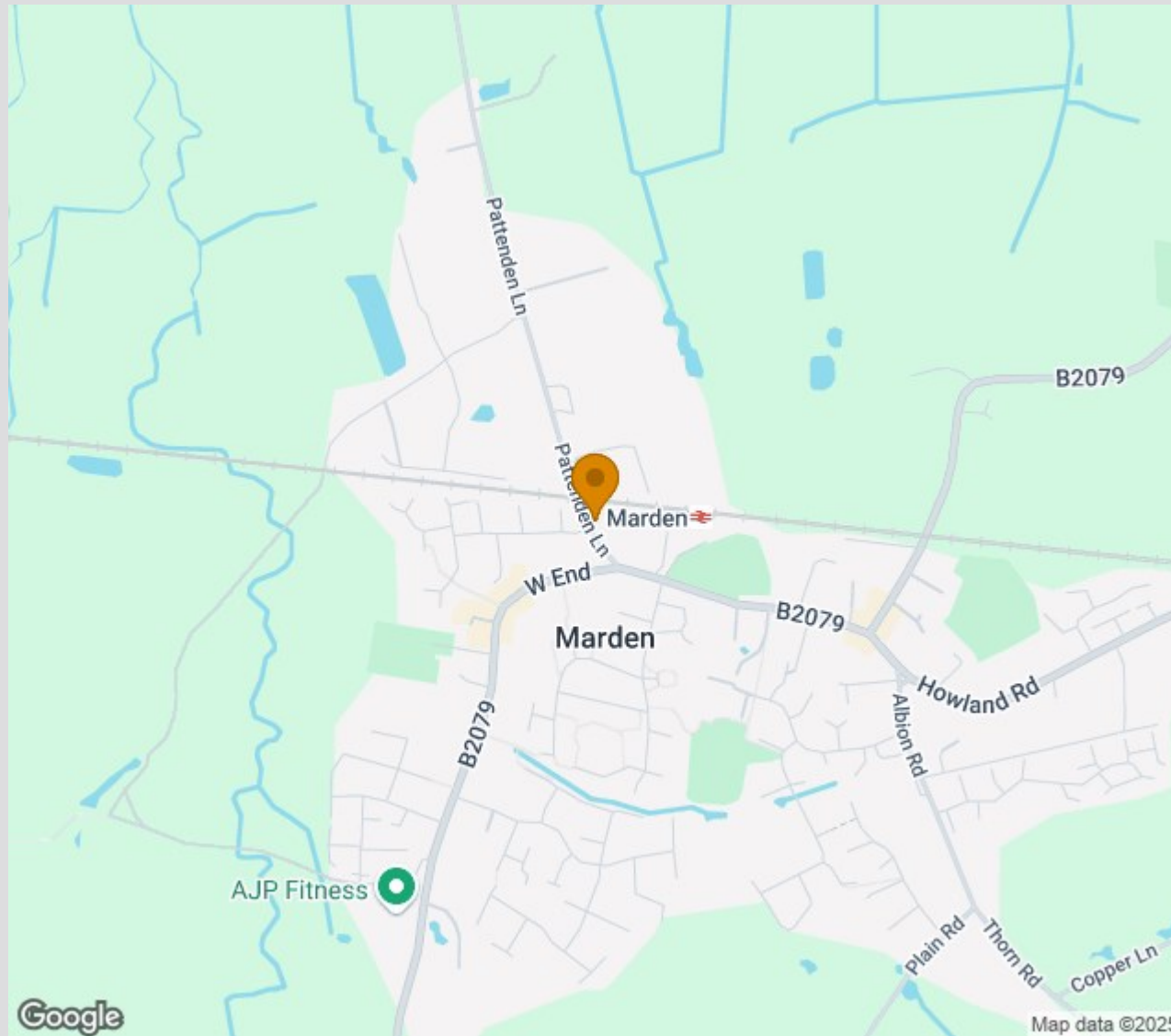




Location Map

Tenure: Freehold

Council tax band: E



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