



Collier Street

Marden TN12 9RR

Guide Price £850,000



COUNTRY HOMES

Marden TN12 9RR

KHP Country Homes are proud to offer an exceptional opportunity to acquire a splendid detached period house, nestled in the charming hamlet of Collier Street. This delightful cottage boasts an impressive and spacious layout, featuring four generous reception rooms that provide ample space for both relaxation and entertaining, large farmhouse kitchen breakfast room, utility room and shower room. With five well-proportioned bedrooms and family bathroom, this home is perfect for families or those seeking extra room for guests with the potential of an annex on the ground floor.

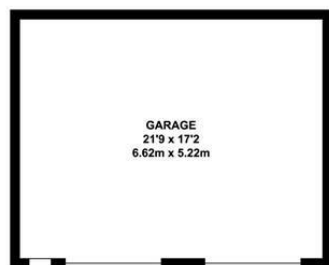
The property is complemented by a wealth of charm and character features including an inglenook fireplace and beams, as well as ensuring convenience for all residents. One of the standout features of this home is the generous parking capacity, accommodating up to six vehicles, which is a rare find in such a desirable location. The mature gardens, are simply beautiful offering areas for everyone to enjoy all seasons.

Collier Street itself is a picturesque hamlet, offering a blend of rural charm and modern amenities close by. Residents can enjoy the tranquillity of village life while being within easy reach of local shops, schools, and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come.

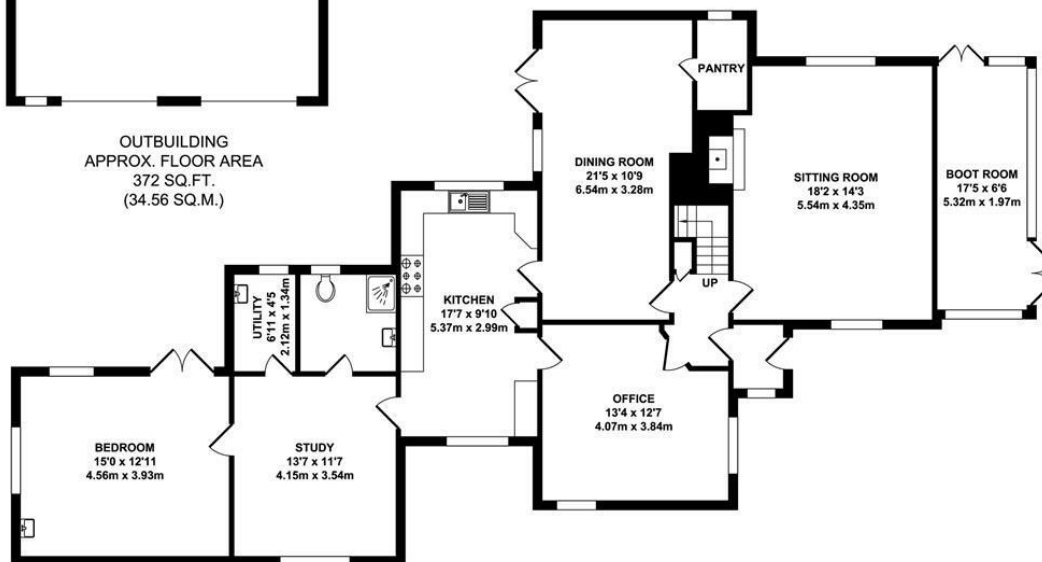
With its period features and spacious layout, this detached house on Collier Street is a remarkable find. Whether you are looking to settle down in a peaceful community or seeking a family home with plenty of room to grow, this property is sure to impress. Do not miss the chance to make this wonderful house your new home.

- Detached Character Cottage
- Grade II Listed
- Four Reception Rooms
- Five Bedrooms
- Potential Annexe
- Beautiful Gardens Including Shared Pond
- Detached Double Garage
- Gated Driveway With Ample Parking
- Village Location
- Wealth Of Character Features

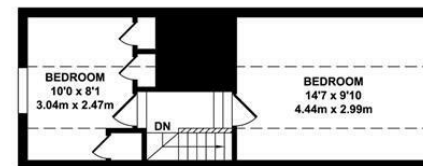




OUTBUILDING
APPROX. FLOOR AREA
372 SQ.FT.
(34.56 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1481 SQ.FT.
(137.56 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
296 SQ.FT.
(27.49 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
591 SQ.FT.
(54.90 SQ.M.)

TOTAL APPROX. FLOOR AREA 2740 SQ.FT. (254.51 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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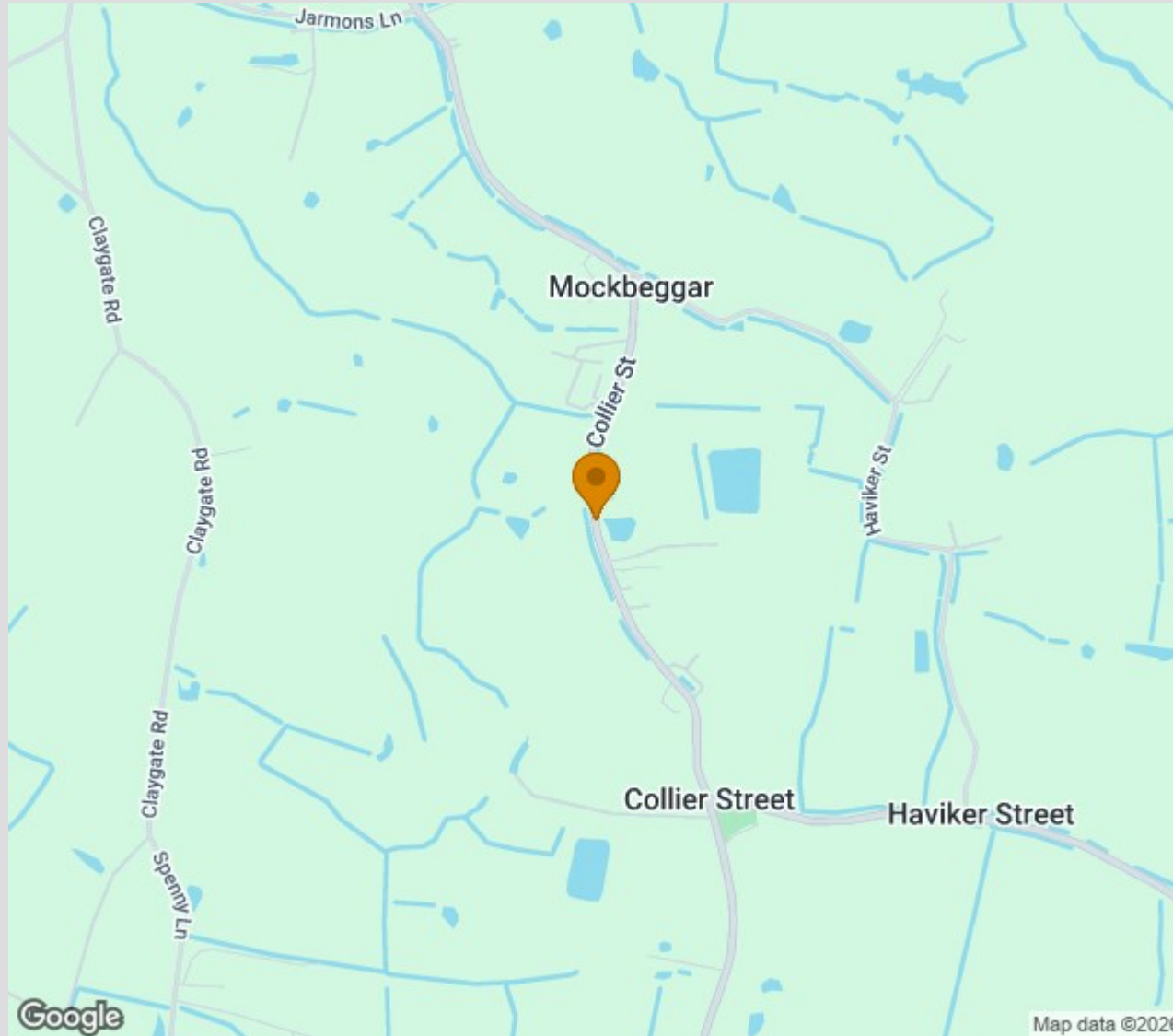
Location Map

Tenure: Freehold

Council tax band: G

AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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TO VIEW CONTACT:

01892 838 080

countryhomes@khp.me

www.khp.me

rightmove 