

RADFORDS

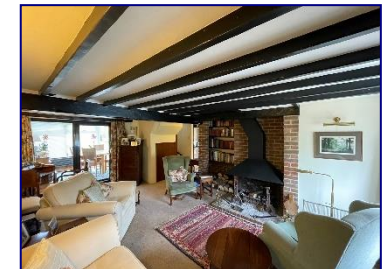
ESTATE AGENTS

Village Houses



**PRINTERS COTTAGE
PATTENDEN LANE
MARDEN
KENT
TN12 9QU**

PRICE £575,000 FREEHOLD



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PRINTERS COTTAGE, PATTENDEN LANE, MARDEN, TN12 9QU

A SPACIOUS AND WELL PRESENTED EXTENDED ATTACHED END COTTAGE ENJOYING BEAUTIFUL AND SECLUDED GARDENS

ENTRANCE HALLWAY, CLOAKROOM, LIVING ROOM, DAY ROOM, DINING ROOM/CONSERVATORY, KITCHEN, LANDING, THREE BEDROOMS, SPACIOUS BATHROOM, GARAGE, SECLUDED GARDENS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden proceed along the Goudhurst Road and turn right into Pattenden Lane. Continue along for approximately half a mile and the cottage will be found on the left-hand side with our for sale board outside.

DESCRIPTION

Printers Cottage offers spacious and well-presented family living accommodation with the benefit of full gas fired central heating, the advantage of having two living room areas and a dining room/conservatory area blends very well with family living. Another feature is the lovely, landscaped gardens extending not only to the rear but across the back in an L shape and an internal inspection is highly recommended. Care has been taken to retain some of the original features nicely integrated into the extensions.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



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The accommodation with approximate dimensions comprises;

Front door through to:

ENTRANCE HALL AREA

With bricked floor. With door to:

CLOAKROOM

W/C. Handwash basin. Chrome heated towel rail.

LIVING ROOM

19'3" x 12'8". With window to front. With beamed ceiling. A feature of this room is the lovely feature fireplace with bricked hearth and canopy and incorporating bookcase area. Fitted carpeting. Two panelled radiators. Three wall light points.

DAY ROOM

11'8" x 11'. With additional front door and porch area. With window to front. Panelled radiator. Brick built fireplace with hardwood mantle with adjoining cupboard housing ideal gas fired boiler serving domestic hot water and central heating. Fitted carpeting. Exposed beams.

KITCHEN/DINING ROOM/CONSERVATORY AREA

Kitchen area 13' x 10'7". With window to rear. Exposed beams. Fitted out with range of base and eye level units with enamel single drainer sink unit. Integrated Bosch gas hob with matching Bosch electric oven. Space and plumbing for washing machine, dishwasher and tumble dryer. Space for fridge/freezer. Wood strip flooring. Conservatory/dining room area 11'4" x 10' x 2". Feature of this is the exposed brick work. Panelled radiator. Wood strip flooring.

Staircase to:

FIRST FLOOR LANDING.

With fitted carpeting with access to loft area.

BEDROOM 1

11'10" x 11'2". With window to front. Panelled radiator. Double fitted wardrobe cupboard. Carpeting.

BEDROOM 2

11'8" x 11'3" maximum. With window to front. Panelled radiator. Fitted carpeting. Double wardrobe cupboard and bed head feature incorporating two twin further cupboards.

BEDROOM 3

10'3" x 7'2". With window to rear. Panelled radiator. Fitted carpeting.

SPACIOUS BATHROOM

9'3" x 7'3". With panelled bath with Aqualisa fitted power shower. Handwash basin set in vanity unit. W/C. Heated towel rail. Tiled splashbacks.

OUTSIDE

The cottage enjoys a good open frontage area providing parking for at least four cars. With side access and gate leading through to the rear garden. The gardens are a feature of the property with an area of paved terrace and feature fishpond. The remaining gardens are laid formally to lawn with well-established herbaceous flower borders. With useful garden shed. The garden is L shaped, going across to the left side providing a further area of vegetable garden and greenhouse.

DETACHED GARAGE

20'6" x 8'4". With opening doors. Personal side door. Light and power and water with butler sink. Electric wall heater

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

COUNCIL TAX

Maidstone Borough Council Tax Band D

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS

Ground Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 111.0 sq. metres (1194.9 sq. feet)

Note - Dimensions are approximate
(Garage area not included)
Plan produced using PlanUp.