

RADFORDS
ESTATE AGENTS

Village Houses

RidgeView
Design & Build Ltd



**CERASIS
PLAIN ROAD
MARDEN, KENT
TN12 9EH
PRICE £795,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152



CERASIS, PLAIN ROAD, MARDEN, KENT, TN12 9EH

IMMACULATE DETACHED FOUR BEDROOMED FAMILY HOME LOCATED ON A QUIET COUNTRY LANE SURROUNDED BY STUNNING COUNTRYSIDE.

A UNIQUE OPPORTUNITY TO ACQUIRE AN INDIVIDUAL QUALITY NEW BUILD PROPERTY ON THE VERGE OF THE LOVELY WEALDEN VILLAGE OF MARDEN, ENJOYING STUNNING COUNTRYSIDE VIEWS.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of the village of Marden, proceed into Albion Road and take the third turning on the right on the outskirts of the village into Plain Road, and the property will be found a short way along on the right-hand side.

DESCRIPTION

Ridgeview have built and designed this property to an extremely high standard and specification, offering a spacious reception hall, cloakroom, spacious living room, dining room and study, luxury fitted kitchen and breakfast room, landing, master bedroom with ensuite, three further double bedrooms, a family bathroom, landscaped gardens, detached studio/home office and parking for several cars.

Features

- Gas fired central heating
- Under floor heating on ground floor
- Quality fully fitted kitchen with integrated dishwasher, fridge freezer, oven, hob and washer dryer
- Amtico style flooring in kitchen, bathroom and ground floor entrance and fitted carpets elsewhere
- Warranty - professional consultant certificate covering the property for six years after completion.

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.



CERASIS, PLAIN ROAD, MARDEN, KENT, TN12 9EH

The accommodation with approximate dimensions comprises: -

ENTRANCE HALL

6'2" x 17'06"

Bright and welcoming with built in cupboard, Amtico style flooring, inset lighting, staircase to first floor landing and Oak doors leading through to:-

KITCHEN/BREAKFAST ROOM

12'4" x 22'6"

This well-equipped modern and stylish kitchen/breakfast room comprises an array of wall and base cupboards, granite effect worktops, gas hob with extractor hood atop, Butler type sink with mixer tap over, integrated split level oven and grill, dish washer, washing machine/dryer and upright fridge/freezer. Additional features to include underfloor heating, ceiling and inset lighting, Amtico style flooring, window to side and bi-fold doors to rear and side aspect.

LIVING ROOM

17'06" x 12'4"

Bright and spacious with bay window to front, Amtico style flooring, and ceiling lighting.

DINING ROOM

11.1" x 12'4"

A further bright room with window to front, Amtico style flooring and ceiling lighting.

STUDY

11.1 x 11.1"

Windows and French doors to rear garden, Amtico style flooring, and ceiling lighting.

CLOAKROOM

3'6" x 7'2"

Vanity unit with hand wash basin atop, WC with concealed cistern, Amtico style flooring, inset lighting, and obscure window to rear.

LANDING

8'2" x 17'06"

Bright and airy with Oak doors leading through to: -

BEDROOM ONE

16'7" x 14'4" (incl. en-suite)

Bright and spacious double with window to front aspect offering fabulous countryside views, fitted carpeting, built in wardrobes, and ceiling lighting. This room enjoys a modern and stylish en-suite with shower cubicle, WC, vanity base unit with hand wash basin atop, towel radiator, fully tiled walls, Amtico style flooring and obscure window to side aspect.

BEDROOM TWO

16'7" x 11'4"

A generous double bedroom with windows to front aspect, again offering superb views, fitted carpeting and ceiling lighting.

BEDROOM THREE

9'5" x 12.7"

A bright double with built in wardrobe, window to side plus two Velux roof windows, fitted carpeting and ceiling lighting.

BEDROOM FOUR

7'8" x 6'5"

A further double with Velux roof window, fitted carpeting and ceiling lighting.

BATHROOM

7'8" x 6.5"

Pristine and stylish comprising panelled bath with shower attachment over and glass screen surround, WC with concealed cistern, fully tiled walls, vanity units, hand wash basin, towel radiator, Amtico style flooring, inset lighting and obscure window to front.

CERASIS, PLAIN ROAD, MARDEN, KENT, TN12 9EH



CERASIS, PLAIN ROAD, MARDEN, KENT, TN12 9EH



CERASIS, PLAIN ROAD, MARDEN, KENT, TN12 9EH



CERASIS, PLAIN ROAD, MARDEN, KENT, TN12 9EH



CERASIS, PLAIN ROAD, MARDEN, KENT, TN12 9EH

COUNCIL TAX:

Maidstone Borough Council Tax Band to be confirmed.

EPC RATING:

All SAP calculations have been undertaken and it is anticipated the EPC Rating will be a B or better.

FLOORPLAN:

OUTSIDE

The front garden is accessed via a five-bar timber gate with fence surround leading to a large private driveway providing ample off-road parking.

The attractive rear enclosed garden is mainly laid to lawn with a selection of pretty flower borders. There is a terraced area adjacent to the kitchen plus a detached studio/home office.

