

RADFORDS

ESTATE AGENTS

Country Homes



**2 HERTSFIELD OAST
STAPLEHURST ROAD
MARDEN
KENT TN12 9BW
PRICE GUIDE £795,000
FREEHOLD**



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2 HERTSFIELD OAST, STAPLEHURST ROAD, MARDEN, KENT, TN12 9BW

**AN EXCEPTIONALLY WELL-PRESENTED ATTACHED OAST HOUSE CONVERSION SET AWAY FROM THE MAIN ROAD
HAVING BEEN REFURBISHED TO AN EXTREMELY HIGH STANDARD AND SPECIFICATION**

**MAIN LIVING ROOM, INNER HALLWAY, LUXURIOUSLY APPOINTED KITCHEN/DAY ROOM/DINING AREA, UTILITY ROOM,
CLOAKROOM, LANDING, MAIN BEDROOM/DRESSING ROOM/ENSUITE, THREE FURTHER BEDROOMS, FAMILY SHOWER
ROOM, SECOND FLOOR LANDING, FURTHER BEDROOM, SHOWER ROOM, USEFUL ATTIC STOREROOM, SET IN
BEAUTIFULLY MAINTAINED AND SECLUDED GARDENS OVERLOOKING FEATURE POND, PARKING FOR 4/5 CARS**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the main A229, after passing Stilebridge Public House with the fork off to Marden village, continue along and the entrance to Hertsfield Farm will be found on the left. Continue along to the end where the Oast houses will be found, bear right at the end and the property is the middle one.

DESCRIPTION

This is an exceptional opportunity to acquire a spacious and tastefully refurbished former Oast house, no expense has been spared in providing quality throughout. The well-fitted kitchen extending into the open plan dining/living room area is one of the best features of the property. Hertsfield Farm is situated on the outskirts of Marden conveniently set down a quiet farm entrance and although adjoining over properties, the exclusivity of the beautifully maintained gardens in an added feature.

The property is set on the outskirts of 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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Oak framed double glazed front door opening through to:

KITCHEN/DAY ROOM/DINING ROOM AREA

Double glazed window to front.

Kitchen Area

The kitchen is fitted out with quality range of base and eye level units by Harvey Jones of Tunbridge Wells to a high standard with solid walnut fitted worktops with inset enamel white sink with monobloc tap. Integrated all electric Rangemaster with induction hob and extractor hood over. Integrated Neff dishwasher. Integrated tall fridge. Matching central unit fitted with cupboards and drawers with suspended three lamp unit over. Ceiling spotlights.

Day Room/Dining Room Area

Ceramic tiled flooring. Two vintage style radiators. Useful larder cupboard.

Door off to:

UTILITY ROOM

Fitted units incorporating stainless steel single drainer sink unit. Space and plumbing for washing machine. Secondary integrated fridge freezer. Ceramic tiled flooring. Door leading through to:

CLOAKROOM

Finished to a high standard. WC. Square ceramic wash basin in vanity unit with monobloc tap. Ceramic tiled flooring.

INNER HALLWAY

Radiator. Understairs cupboard. Oak stripped flooring. Leading through to:

MAIN LIVING ROOM

Double glazed windows to rear and patio doors to garden. Two vintage style radiators. Flueless gas wood burning stove effect fireplace with wood mantle and adjoining fitted shelves.

STAIRCASE

Leading to:

FIRST FLOOR LANDING

Fitted carpeting. Radiator. Airing cupboard with fitted immersion.

MAIN BEDROOM SUITE

Two double glazed windows to rear overlooking garden. Two radiators. Fitted carpeting. Shelved cupboard. Door off to:

DRESSING ROOM

Fully fitted out with hanging and shelving. Lighting. Sliding door. Further door leading to:

ENSUITE

Large walk-in power shower with glazed screen. Twin vanity hand wash basins with feature taps in vanity unit with oval mirror. Shaped bath. Recessed medicine cabinet. Half-tiled walls. Chrome ladder style heated towel rail.

The following three bedrooms are a feature of this fine conversion taking in the exposed original structural beam work.

BEDROOM

Window to rear with window blind. Velux window. Radiator. Fitted carpeting.

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BEDROOM

Window to rear. Radiator. Twin lamps.

BEDROOM

Fitted carpeting. Radiator.

FAMILY SHOWER ROOM

Tiled flooring. Walk-in shower. Vanity hand wash basin. WC. Recessed medicine cabinet. Chrome heated towel rail.

STAIRCASE

Fitted carpeting. Leading to:

SECOND FLOOR LANDING

Velux window.

BEDROOM

Window to front. Radiator. Fitted carpeting. Feature structure work. Door to eaves cupboard.

SHOWER ROOM

Velux window. Panelled bath with mixer shower. Shower cubicle. Hand wash basin. WC. Cupboard housing gas-fired boiler serving domestic hot water and central heating. Floor covering as laid. Door through to useful attic storage room.

OUTSIDE

The property is approached along a private farm access with front access and leading to gravelled area overlooking the lovely natural pond to the rear. Additional access to the property is through gates to the rear providing space and parking for at least 5 cars with useful vegetable garden area and shed. The gardens are beautifully maintained and laid out with lawn, established shrubs and herbaceous borders with pathway leading through to paved terraced area with brick edging, nicely secluded.

SERVICES

Mains water, electricity and gas are connected. Drainage is by means of a shared private drainage system.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: C

COUNCIL TAX

Maidstone Borough Council Tax Band

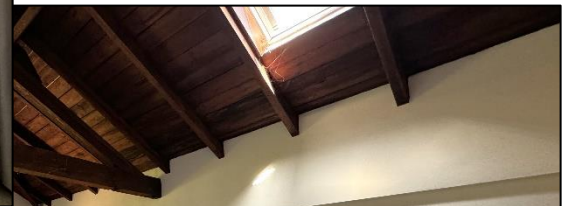
MONEY LAUNDERING REGULATIONS

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.

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FLOORPLANS



Total area: approx. 232.2 sq. metres (2499.3 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.

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.