

# RADFORDS

ESTATE AGENTS

*Country Homes*

No Onward  
Chain



**BEECH BRIDGE HOUSE  
GOUDHURST ROAD  
MARDEN  
KENT TN12 9NL**

**PRICE £950,000 FREEHOLD**

**CRANBROOK SCHOOL CATCHMENT AREA**



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# BEECH BRIDGE HOUSE, GOUDHURST ROAD, MARDEN, KENT, TN12 9NL

**A UNIQUE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL DETACHED FAMILY RESIDENCE WITH THE ADVANTAGE OF AN ADDITIONAL SELF-CONTAINED, BUT ATTACHED, ANNEXE SET IN APPROXIMATELY 4 ACRES WITH LOOSE BOX AND OUTBUILDINGS AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

## **MAIN HOUSE**

**ENTRANCE HALL, CLOAKS CUPBOARD, CLOAKROOM, LIVING ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FOUR BEDROOMS (1 ENSUITE), FAMILY BATHROOM.**

## **ANNEXE (IDEAL AS GRANNY ANNEX OR FOR CHILDREN)**

**LIVING ROOM, KITCHEN, BEDROOM, SHOWER ROOM.**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Marden proceed out of the village along the Goudhurst Road and after leaving the outskirts of the village, the property will be found a short way along on the right-hand side with our For Sale board outside.

## **DESCRIPTION**

Beech Bridge House is believed to date back to the late 1800's having been extended in later years and fully refurbished over a period of time.

The property offers a unique opportunity to acquire a family residence but with the benefit of an attached and independent annexe suitable for relatives or children.

Historically the property has been used for the keeping of horses and we are advised that there was a sand school. The property has a separate side entrance leading to the paddocks to the rear, amounting to approximately 4 acres (unmeasured) with loose box, three bay tractor barn, garaging and sheds.

The property comes with an interesting file of historic documents and original deeds, all of which are included with the sale.

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: -

## MAIN HOUSE

Front door leading to:

### ENTRANCE VESITBULE

Cloaks cupboard. Door off to:

### CLOAKROOM

Double aspect. WC. Corner hand wash basin. Radiator.

### MAIN ENTRANCE HALL AREA

Window to side. Radiator. Fitted carpeting. Understairs cupboard.

### LIVING ROOM

20'8" x 11'2". Two windows to front. Beamed ceilings. Fine inglenook fireplace with Oak bressummer beam and wood burning stove on paved hearth. Radiator. Fitted carpeting. Four wall light points.

### DINING ROOM

18'2" x 10'9". Window to side. Tiled flooring. Two radiators. Two wall lights, one overhead light and spotlights. Ceiling borrowed light. Integrated drinks cupboard.

### STUDY

8'9" x 6'2". Window to front. Radiator. Fitted carpeting. Exposed beams.

### KITCHEN

14'5" x 12'3". Fitted out with range of handmade base and eye level units finished in natural Oak with granite fitted worktop surfaces. Everhot all electric fitted range. American style fridge/freezer. Bosch dishwasher. Usual fitments. Stable door opening to walk-in pantry. Radiator.

### UTILITY ROOM

12'3" x 7'6". Approached through glazed panelled door and side screen. Window to front. Tiled flooring. Fitted worktop surface areas with deep butler sink with mixer tap. Wall cupboard. Freestanding cupboard and wire basket storage. Plumbing for washing machine and tumble drier. Radiator.

Door leading to:

### SECOND HALL AREA

Access to Annex Area.

### STAIRCASE

Fitted carpeting. Leading to first floor.

### MASTER BEDROOM WITH ENSUITE

16'8" x 12'5". Alcove window to rear. Fitted wardrobe cupboards. Radiator. *Ensuite*: spacious walk-in shower. Handwash basin. WC. Radiator. Wood panelling and tiled shower area. Two fitted wall lights and overhead light.

### BEDROOM

10'1" x 8'10". Window to rear. Stripped flooring. Radiator. Access to loft area. Shelving.

### BEDROOM

11'10" x 11'7". Window to front. Radiator. Fitted carpeting. Built-in cupboard with shelving.

### BEDROOM

10'10" x 8'8". Window to front. Radiator. Fitted carpeting. Double wardrobe cupboard.

### FAMILY BATHROOM

Panelled shaped bath with mixer tap. Hand wash basin in vanity unit. Shower cubicle with fitted Aqualstream shower. Chrome heated towel rail.

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## ANNEXE

### LIVING ROOM

20'10" x 10'10". Window to side and patio doors opening onto rear garden. Fitted carpeting. Two radiators.

### KITCHEN

11'9" x 11'5". Fitted out with base and eye level units with inset twin stainless steel bowls. Plumbing for dishwasher and fitted slimline washing machine. Integrated AEG oven with microwave under.

### BEDROOM

15'7" x 11'5". Window to front and side. Radiator. Fitted carpeting. Range of built-in wardrobe cupboards.

### ENSUITE

Tiled walk-in shower cubicle. Hand wash basin. WC. Heated chrome towel rail. Wet room flooring.



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## OUTSIDE

One of the features is the substantial area of land included forming paddocks with their own individual access through five-bar gate. The land includes three bay tractor shed, loose box and sundry outbuildings. Double garage. Garden shed. The immediate garden areas are attractive with a patio area and laid mainly to lawn with established trees and herbaceous borders. Car parking for several cars is available at the front of the property.



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## **COUNCIL TAX**

### **Main House**

Maidstone Borough Council Tax Band G

### **Annexe:**

Maidstone Borough Council Tax Band A

## **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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## ENERGY PERFORMANCE RATING

### Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

EPC rating: D

### Annexe

Score	Energy rating	Current	Potential
92+	A		112   A
81-91	B		
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

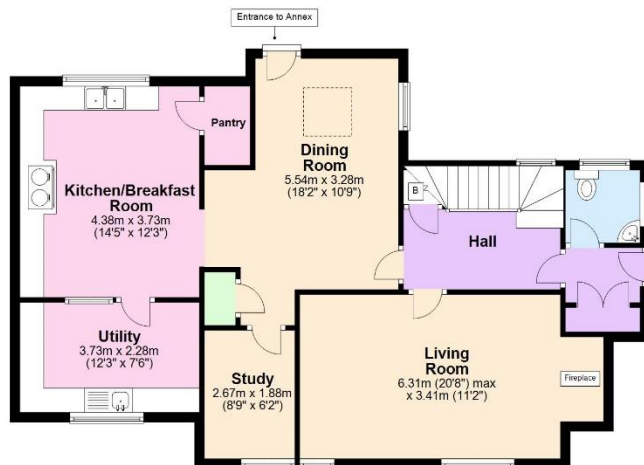
EPC Rating: C

*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. 86.1 sq. metres (926.5 sq. feet)



**Annex**  
Approx. 61.4 sq. metres (661.1 sq. feet)



**First Floor**  
Approx. 74.0 sq. metres (796.2 sq. feet)



Total area: approx. 221.5 sq. metres (2383.9 sq. feet)

(Note - measurements are only approximate)  
Plan produced using PlanUp.