

RADFORDS
ESTATE AGENTS

Village Houses



**THE OLD STABLE
HIGH STREET
MARDEN
KENT TN12 9DP
PRICE £725,000 FREEHOLD**



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THE OLD STABLE, HIGH STREET, MARDEN, KENT, TN12 9DP

**A UNIQUE AND BEAUTIFULLY REFURBISHED FORMER OLD STABLE BLOCK ORIGINALLY PART OF THE BRIDGE HOUSE
CENTRALLY LOCATED AND SUCLUDED WITHIN THE VILLAGE**

**LIVING ROOM/DINING ROOM, KITCHEN, CLOAKROOM, CONSERVATORY, LANDING, BEDROOM WITH ENSUITE, TWO
FURTHER BEDROOMS, FAMILY BATHROOM, LOVELY WALLED COURTYARD STYLE GARDENS, AMPLE CAR PARKING
FOR SEVERAL CARS**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

The property will be found in the centre of the village almost opposite The Unicorn public house where the gates will be seen with the entrance to The Old Stable.

DESCRIPTION

A beautifully preserved and refurbished former Grade II Listed old stable block which was refurbished to a high but sympathetic standard retaining a lot of the old original features. The property enjoys the benefit of underfloor heating on the ground floor, full gas-fired central heating and partial double-glazed windows to the rear. Features of the property include the original style windows and exposed beams. The kitchen and bathroom fitments are of high quality and overall, the property is in lovely condition. The rear garden, within its original walls, forms a lovely feature. An internal inspection is highly recommended.

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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Oak door set in Oak frame with glazed side screens opening through to:

KITCHEN AREA

Wood laminate flooring tiles with underfloor heating. The kitchen is well fitted out with range of quality base and eye level units with composite stone-effect worktop surface area with inset ceramic 1½ bowl sink unit with mixer tap. Inset ceramic hob with extractor hood. Former Inglenook fireplace with Oak beam housing double and microwave oven. Integrated fridge freezer. A feature of the kitchen is the central island. Useful cupboard with shelving housing gas-fired boiler and hot water system. Door opening through to:

CONSERVATORY

Quality Oak frame with double glazing. Oak laminate flooring. Side opening windows and doors opening onto rear garden.

INNER HALLWAY

Door off to:

CLOAKROOM

WC. Hand wash basin. Wood laminate flooring.

LIVING/DINING ROOM AREA

Retaining original stable door feature to front with leaded windows. Door opening to garden. Underfloor heating.

STAIRCASE

Leading to:

FIRST FLOOR LANDING

Exposed beams. Traditional windows with shutters. Fitted carpeting. Access to loft area. Linen cupboard. Uplighters.

BEDROOM 1

Double glazed leaded window to rear. Velux ceiling window. Exposed beams. Radiator. Fitted carpeting. Door off to:

ENSUITE

Window to front, leaded and shuttered. Walk-in shower cubicle. WC. Hand wash basin. Underfloor heated matting.

BEDROOM 2

Window to rear. Exposed beams. Fitted carpeting. Access to loft area. Single wardrobe cupboard. Radiator.

BEDROOM 3

Window to rear. Radiator. Fitted carpeting. Exposed beams. Open fireplace with Oak beam. Single cupboard.

FAMILY BATHROOM

Window to front- leaded and shuttered. Shaped bath with independent taps. Hand wash basin. WC. Heated towel rail. Underfloor heated matting

OUTSIDE

The Old Stable is approached over a private driveway leading through to five-bar gates opening to the property. Paved front area providing parking for several cars. Side access leading through to rear garden. The garden is beautifully laid out within the old original walled area with lawn, established trees, shrubs and herbaceous borders. Area of decking providing privacy and is not overlooked.

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COUNCIL TAX

Maidstone Borough Council Tax Band F



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MONEY LAUNDERING REGULATIONS

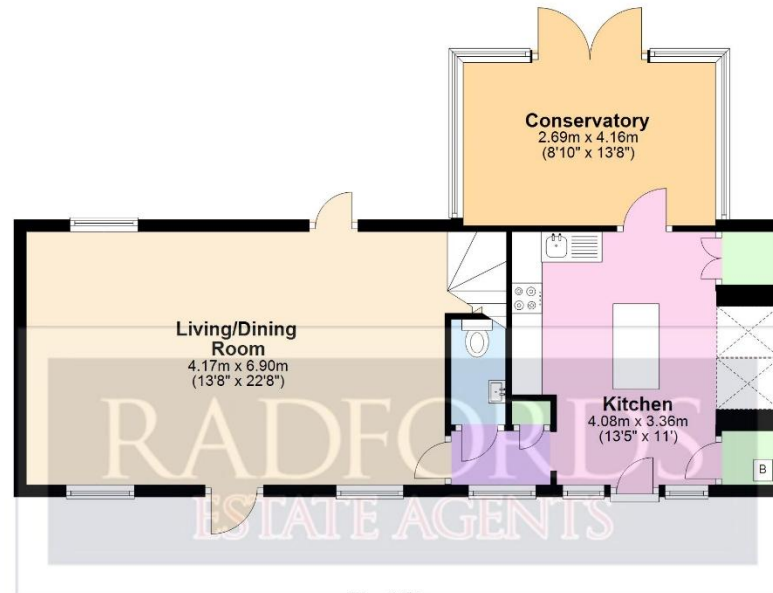
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



First Floor



Total area: approx. 115.0 sq. metres (1237.9 sq. feet)

Plan produced using PlanUp.