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ESTATE AGENTS

*Country Homes*

**No Onward  
Chain**



**SELBY OAST  
HOWLAND ROAD  
MARDEN  
KENT  
TN12 9DH**

**OFFERS INVITED PRICE GUIDE £875,000  
FREEHOLD**



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# SELBY OAST, HOWLAND ROAD, MARDEN, KENT, TN12 9DH

**AN EXCEPTIONAL AND SECLUDED ATTACHED KENTISH OAST HOUSE SET IN APPROXIMATELY TWO ACRES  
(UNMEASURED) WITH STABLING AND CAR PORT AREA**

**ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUDY/POTENTIAL 4<sup>TH</sup>  
BEDROOM, SHOWER ROOM, LANDING, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM,  
GARDENS EXTENDING TO 1/3 ACRE AND APPROXIMATELY 1.7 ACRES OF PADDOCK, STABLING WITH CAR PORT AREA**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the centre of Marden proceed into Howland Road and on exiting the village take the first turning right after the speed limit signs into a private lane with the entrance name of Selby Oast and Bramble End. Continue along, bear left and the entrance to Selby Oast will be found a short way down on the left-hand side.

## **DESCRIPTION**

This lovely former Oast house is on the market for the first time in many years and believe to date back to approximately 1895. A quality conversion was carried out to a high standard providing extensive family living accommodation. The study/potential 4<sup>th</sup> bedroom has an adjoining shower room which could provide a useful annex.

Seclusion is the key word to this property which is set in gardens of approximately 1/3 of an acre with stable block and two car parking spaces. The remaining land is paddocks to the side.

Benefiting from full gas-fired central heating. The property is in excellent condition throughout and 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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Front door opening into:

## **ENTRANCE HALL**

Fitted carpeting. Radiator. Exposed beams.

## **LIVING ROOM**

A feature of the property with brick steps leading down. Triple aspect with casement doors opening onto terraced area. Fitted carpeting. Radiator. Fine traditional style brick-built fireplace with open hearth.

## **DINING ROOM**

Double aspect with patio doors opening onto garden area. Exposed beams. Fitted carpeting. Radiator.

## **KITCHEN/BREAKFAST ROOM**

Double aspect with door opening onto garden. Ceramic tiled flooring. Fitted out with base and eye level units incorporating a dresser unit with glazed/leaded doors. Single drainer twin bowl sink unit. Two plate gas-fired AGA. Electric hob. Integrated dishwasher. Cupboard housing gas-fired boiler serving domestic hot water and central heating.

## **UTILITY ROOM**

Door to garden. Stainless steel single drainer sink unit. Tiled flooring. Radiator. Plumbing for washing machine.

## **STUDY/POTENTIAL 4<sup>TH</sup> BEDROOM**

Casement door to front. Traditional style fireplace housing electric coal-effect fire. Built-in cupboards.

## **SHOWER ROOM**

Window to front. Shower cubicle. WC. Hand wash basin. Radiator. Tiled floor.

## **STAIRCASE**

Fitted carpeting. Leading to:

## **L-SHAPED LANDING**

Double aspect. Exposed beams. Fitted carpeting. Radiator. Airing cupboard with hot water tank. Access to loft area.

## **BEDROOM 1**

Window to front. Additional window westfacing. Fitted carpeting. Two radiators. A lovely room with exposed beams. Inbuilt various cupboards.

## **ENSUITE**

Panelled bath with shower attachment. Hand wash basin. WC in vanity unit. Radiator. Shaver/mirror. Exposed beams.

## **BEDROOM 2**

Triple aspect. Fitted carpeting. Radiator.

## **FAMILY BATHROOM**

Panelled bath. Hand wash basin. WC. Bidet. Tiled walls. Radiator.

## **BEDROOM 3**

Window to rear. Radiator. Fitted carpeting. Exposed beams. Single cupboard.



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## OUTSIDE

The property is approached along a private driveway serving just two properties. The immediate area of garden is laid to lawn with established shrubs, hedges and garden pond. Gravelled driveway providing multiple car parking. Stable block with tack room and two loose boxes, light, power and water. Two bay car port area. There is an additional area of garden to the side and rear as well as an enclosed terrace area. The remaining land is the opposite side of the lane and measure approximately 1.74 acres (unmeasured) which is well maintained with partial fencing to several paddock areas within.

## SERVICES

Mains water, electricity and gas. Private drainage treatment plant.

## ENERGY PERFORMANCE RATING

EPC rating: *D*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX

Maidstone Borough Council Tax Band G

## 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.

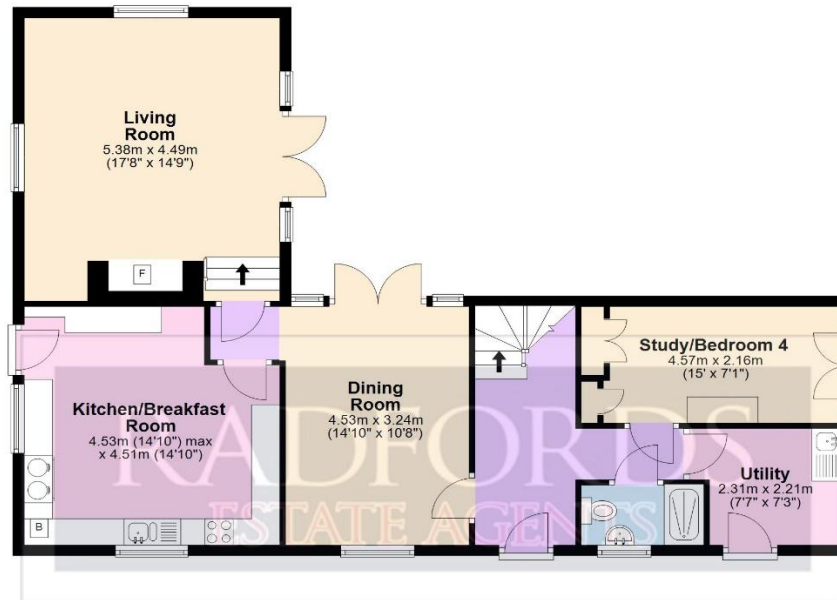
*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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. 154.9 sq. metres (1667.3 sq. feet)

Dimensions are approx.  
Plan produced using PlanUp.



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