



The Old School House Hunton Road, Marden, Tonbridge, TN12 9SL.

Guide Price £650,000 - £700,000

Jack Charles  
Estate Agents

Sales & Lettings

- Former Detached School
- Stunning Openplan Living / Family Room
- Scope For Further Expansion STPP

- Three Bedrooms
- Kitchen / Dining Room
- In & Out Drive and Car Port

- Family Bathroom
- Utility Room & Conservatory
- Wonderful Gardens & Semi Rural Position

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>35</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## To Be Sold

A superb opportunity to purchase a detached former school house. The property is in need of some modernisation in places but is generally well presented throughout with well appointed accommodation that comprises from the former school room which has triple aspect and so much versatility to how it can be used, there is access to the conservatory as well as a useful utility room with a cloakroom WC. that is in need of modernisation and decoration. The kitchen has a lovely double aspect and a range of matching units, wooden worktops and appliances, and a feature fireplace, there is wooden flooring, a square archway through to the family room, door to the rear garden and stairs to the first floor.

The landing has a super galleried / study area with windows to the rear, built in cupboard and doors to all the bedrooms and bathroom, Bedroom one is at the top of the stairs and has a lovely aspect over the fields to the front as does bedroom three and bedroom two has built in wardrobes and a super aspect over the garden and fields to the side. The bathroom has a shower over bath, WC and a wash hand basin, part tiled walls.

Outside the property stands in its own grounds, there is an in an out drive, car port and plenty of parking, the lawn gardens surround the property with a patio area to the side and certain parts of the garden have super outlook over the fields to the side.

Viewings are recommended.

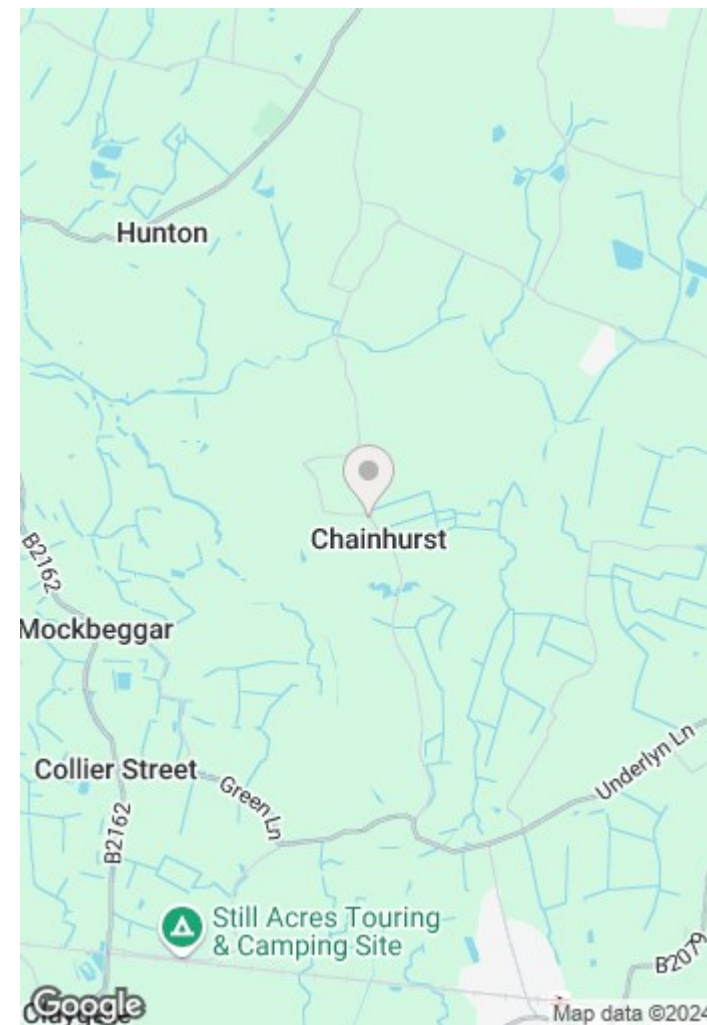
## Location

The property is located in the edge of Marden close to the village of Chainhurst near to Collier Street which includes a Church, primary school, a small business estate and several farms.

Local shops are available in the larger villages of Yalding, Marden and Horsmonden with more comprehensive shopping available at Tunbridge Wells.

Together with the local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

Main line rail services are available from Paddock Wood or Marden.





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