



The Corner House
Haviker Street | Collier Street | TN12 9RG

FINE & COUNTRY





Step inside

The Corner House

This gorgeous mid-18th century detached family home is surrounded by a beautiful garden bordered by high hedging, trees and fencing that provides security and privacy and is approached via a pedestrian entrance beside the private parking area and double garage. With its high chimneystacks, Kent peg tiled roof, patterned brickwork, black and white elevations, bay, casement and multi-pane sash windows and a charming pitched roof front porch, this three storey property has immediate appeal.

The house has been sensitively updated for modern day living but still retains internal period features including fireplaces and panelling on the walls in the entrance hall that give it such a unique character. The hall provides access to the ground floor accommodation and is open to the dining room which has tiled flooring, a glass fronted cabinet and four folding glazed doors to the kitchen/breakfast room. So, when these doors are pushed back it creates a modern open plan feel but they can always be closed if you want privacy from the kitchen when you are entertaining. The good-sized country style kitchen/breakfast room includes a large range cooker built into the original inglenook fireplace under a Bressummer beam as well as a peninsular breakfast bar and bespoke units housing a dishwasher, a butler's sink and a stand-alone American style fridge freezer. There are French doors from the kitchen/breakfast room that open into the very spacious garden room with underfloor heating which has two sets of French doors to the garden and windows on three sides, providing delightful views across the grounds and an excellent space for additional seating and dining, particularly in the spring and summer.

The characterful lounge includes a very impressive inglenook fireplace with a Bressummer beam as well as a log burner you can cosy up to on a cold winter's evening, inset shelving and a large bay window providing plenty of natural light. There is also a charming dual aspect family sitting room with built in cupboards and shelving surrounding the TV and is just the place to relax with the family. Also on the ground floor is a cloakroom and a fitted utility room with laundry facilities.

On the first floor there is a superb family bathroom that has a stand-alone slipper bath with claw feet, a separate shower, a modern vanity basin and an airing cupboard as well as three double bedrooms that all have charming blinds on all the windows and delightful views across the garden and the countryside beyond. They include one with large built in cupboards and wood flooring, another with a central beam and wood flooring while the attractive master bedroom has a charming fireplace, a dressing area, built in wardrobes and fitted bedroom furniture as well as an en suite shower room. While on the second floor there are two double bedrooms with superb views, vaulted ceilings and cross beams. This floor would make an excellent 'hideaway' for a teenager or adult children wanting a bit of independence as the larger room could be used as a sitting room or could be offices for anyone working from home who didn't want to be disturbed by other activities in the home. This floor also incorporates two attics and loads of storage.

The garden is mainly laid to lawn which is large enough for kids to kick a ball around and play with the dog and includes a patio in front of the garden room with views over the delightful shrub beds and impressive mature trees and is ideal for al fresco entertaining. The patio continues round to the rear of the garage creating a secluded south facing seating area that is ideal for sunbathing.



Seller Insight

“ What the owners say. This is a wonderful family home and Marden is a thriving village with a strong community spirit, a long history and sits in an Area of Outstanding Natural Beauty. It includes a supermarket, a convenience store and post office as well as farm shop. There is also a Michelin ecommended restaurant and a country gastropub as well as a primary school and a mainline station where trains will whisk you to London Bridge in just over 40 minutes. A variety of activities take place in the memorial hall and at the village club while for sporting enthusiasts there is a cricket and hockey club, a junior football team and a bowls club and golfing enthusiasts can play at the nearby Poulton Wood golf course. There are great places to go for walks particularly in the nearby Marden Meadows, a site of Special Scientific Interest. The surrounding towns of Maidstone, Royal Tunbridge Wells and Tonbridge offer additional education facilities including a variety of excellent grammar and private schools as well as first class individual shops, high street stores, supermarkets, restaurants, cinemas and theatres.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Marden Station	2.9 miles
Maidstone	7.9 miles
Paddock Wood	5.4 miles
Tonbridge	10.6 miles
Tunbridge Wells	12.1 miles
Dover Docks	53.3 miles
Channel Tunnel	42.5 miles
Gatwick Airport	41.7 miles
Charing Cross	38.3 miles

By Train from Marden	
London Bridge	44 mins
Cannon Street	1 hr 1 min
Charing Cross	1 hr
Ashford International	21 mins

Leisure Clubs & Facilities

Marden cricket and hockey club	01622 822656
Poult Wood Golf Club	01732 364039
Marden Sports Club	01622 833414
Marden Bowls Club	07941 485089
Tonbridge School Centre	01732 304111

Healthcare

Marden Medical Centre	01622 831257
Marden Surgery	01622 831210
Maidstone Hospital	01622 729000
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Marden Primary Academy	01622 831393
Horsmonden Primary Academy	01892 722529
St Margarets (Collier St. Primary)	01892730264
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools

Mascalls Academy	01892 835366
Maidstone Girls Grammar	01622 752103
Maidstone Grammar School	01622 752101
Invicta Grammar School	01622 755856
Tonbridge Grammar School	01732 365125
Tunbridge Wells Boys Grammar	01892 529551
Weald of Kent Grammar School	01732373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
The Skinners School	01892 520732

Entertainment

Stile Bridge	
West End Tavern	
The Gun and Spitroast	
Odeon Maidstone	
Hazlitt Theatre	

Local Attractions / Landmarks

Tonbridge Castle	
Hever Castle	
Chartwell	
Penshurst Place	
Knole House	
Scotney Castle	
Leeds Castle	
Bedgbury Pinetum	

Ground Floor
Approx. 104.9 sq. metres (1129.0 sq. feet)



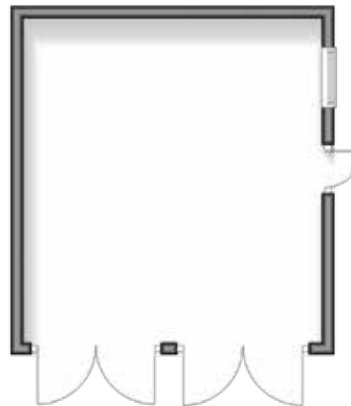
First Floor
Approx. 81.0 sq. metres (881.6 sq. feet)



Second Floor
Approx. 34.0 sq. metres (365.9 sq. feet)



Outbuilding
Approx. 26.4 sq. metres (284.7 sq. feet)



GROUND FLOOR

Entrance Hall	
Living Room	15'3 reducing to 13'1 x 12'4
Dining Room / Snug	13'2 x 11'2
Kitchen / Breakfast Room	15'2 x 9'8
Utility Room	10'1 x 6'9
Downstairs Cloakroom	
Breakfast Area	10'3 x 7'3
Conservatory / Orangery (old brochure)	18'8 x 13'3

FIRST FLOOR

Landing	
Landing	
Bedroom 1	16'4 x 10'2
Ensuite Shower Room	7'3 x 6'9 reducing to 4'4
Dressing Area	11'1 x 5'4
Family Bathroom	10' x 10'2
Bedroom 2	13'5 x 13'1
Bedroom 3	13'5 x 11'7

SECOND FLOOR

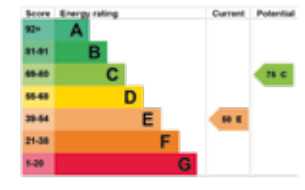
Bedroom 4	16'1 x 11' reducing to 7'10
Bedroom 5	7'10 x 10 reducing to 7'

OUTSIDE

- Front, side and rear gardens
- Off Road Parking
- Double Garage / Outbuilding

£ 1,950,000

Council Tax: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed





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