



125

— YEARS OF —

**Lambert
& Foster**



OLD TIMBERS AND THE OWL HOUSE
DAIRY LANE, MARDEN, TN12 9ST



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OLD TIMBERS AND THE OWL HOUSE, DAIRY LANE, MARDEN TN12 9ST

Lambert & Foster are delighted to bring to market this handsome 17th Century unlisted 7 bedroom detached family home set within its 7.5 acres (tbv), benefiting from a recent overhaul including all new heating systems and roof. The property is set over three floors spanning just under 4,000 sq.ft. as well as a detached 2 bedroom annexe, an indoor swimming pool complex with plunge pool, sauna and gymnasium, extensive garaging, all set down a private road surrounded by fields.



SITUATION

Old Timbers sits in a delightful rural setting well away from busy roads and railway lines.

The pretty village centre of Marden is well served with local amenities and is a thriving village. It has amenities serving all day to day needs. The larger centres of Maidstone, the county town of Kent, and Tunbridge Wells are readily accessible and offer a further comprehensive range of shopping, recreational and cultural amenities.

For the commuter, the mainline station at Marden (50 minutes to London Waterloo) offers a regular service to the capital. For motorists there is access on to several major road routes.

Schooling in the area is well regarded. There is a choice of schools in both the private and state sectors. Leisure activities include riding and walking in the surrounding countryside, golf at a number of interesting courses in the vicinity, fishing at Bewl Water and sailing on the Kent and Sussex coast.



OLD TIMBERS

Ground Floor: Oak front door leading to Reception Hall with oak panelling and oak flooring. Fine staircase leading to galleried panelled first floor landing.

- Cloakroom
- Double-aspect Drawing Room with fine oak-beamed ceiling, traditional inglenook fireplace with oak bressumer beam and brick hearth, oak flooring and exposed brickwork.
- Dining Room with beamed ceiling, inglenook fireplace with oak bressumer beam and woodburning stove
- Double-aspect Study with beamed ceiling
- Second Study with oak flooring
- Bespoke kitchen/breakfast room fitted out in traditional style with a range of base and eye-level units, matching dresser range, matching central island and fitted four-oven aga. Triple-aspect Breakfast Area
- Utility Room, Rear Lobby with door to garden and access to Boot Room and Boiler Room

First Floor: Master Bedroom with French doors opening onto balcony enjoying magnificent views. Dressing room and en-suite bathroom.

- Family Bathroom
- Bedroom with Victorian duck's nest fireplace and en-suite bathroom
- Bedroom with en-suite cloakroom
- Further Bedroom

Second Floor: Bedroom with en-suite cloakroom

- Two further bedrooms

ANNEXE (THE OWL HOUSE)

Ground Floor:

- Living/Dining Room
- Kitchen
- Conservatory

First Floor:

- Two Bedrooms
- Bathroom



GARDENS AND OUTBUILDINGS

The property is approached by a private country lane via an impressive drive which culminates in a secluded courtyard framed by the house, The Owl House, the pool house and garaging.

The pool house is substantial and comprises of a swimming pool and jacuzzi, with doors opening on to the beautiful, landscaped gardens, with the added benefits of a gym, shower and sauna.

The 7.6 acre of grounds and gardens are a delight and principally laid to lawn with a variety of trees and shrubs, There are a series of garden ponds which are a lovely feature, a shady terrace area, a paddock, a further orchard with a variety of fruit and to finish the outside there is also a tennis court that is currently not in use, housing two large timber storage sheds.

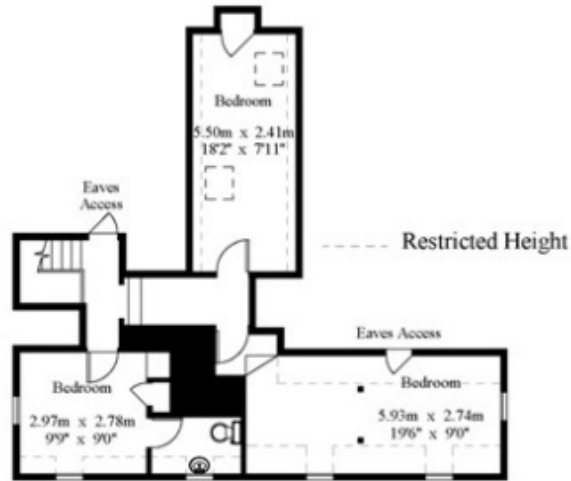


FLOOR PLANS

HOUSE



First Floor



Second Floor



Ground Floor

GARAGES & GARDEN STORE



HOUSE - Gross Internal Area: 366.2 sq.m / 3,941 sq.ft.

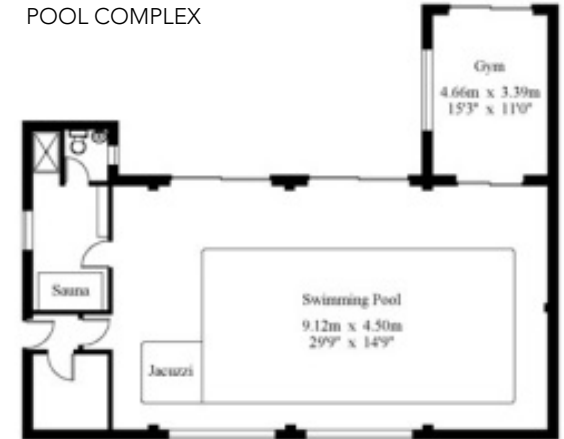
ANNEXE - Gross Internal Area: 118.8 sq.m / 1,278 sq.ft.

POOL COMPLEX - Gross Internal Area: 129.3 sq.m / 1,391 sq.ft.

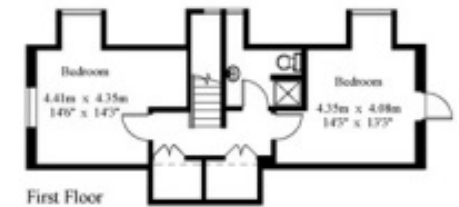
GARAGES - Gross Internal Area: 60.5 sq.m / 651 sq.ft.

GARDEN STORE - Gross Internal Area: 13.3 sq.m / 143 sq.ft.

POOL COMPLEX



ANNEXE



First Floor



Ground Floor

VIEWINGS: Strictly by appointment with the Paddock Wood office 01892 832325 paddockwood@lambertandfoster.co.uk.

SERVICES: Electricity supply: Mains. Water supply: Mains. Sewerage: Private drainage services connected but not tested. Heating: Gas fired central heating via LPG overground gas tanks (3 tanks servicing house, annexe and swimming pool).

INTERNET: Standard and Ultrafast available

MOBILE: EE good outdoor

METHOD OF SALE: Offered for sale by Private Treaty.

LOCAL AUTHORITY: Maidstone Borough Council

COUNCIL TAX: : Band H and Band B (The Owl House).

EPC: Old Timbers: D (67) The Owl House: D (64).

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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