



Lambert & Foster



1 ASHTREE COTTAGES

GOUDHURST ROAD | MARDEN | KENT | TN12 9NF

A character semi-detached cottage providing three bedroom, two reception room, well presented accommodation including a kitchen/breakfast room and ground floor cloaks/shower room, complemented by gravel parking for approximate three vehicles and a rear garden extending to approximately 36 ft including a timber studio all occupying a semi rural location, between the popular villages of Goudhurst and Marden. Cranbrook School catchment area.

Guide Price £475,000

FREEHOLD



1 ASHTREE COTTAGES

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1 Ashtree Cottages is a character semi-detached cottage presenting elevations of predominantly brick and part tile hanging, set with timber framed sealed unit double glazed windows beneath a pitched and hipped tiled roof. The well presented and extended accommodation is arranged over two floors with features including two separate reception rooms including a sitting room and dining room. The sitting room has an inglenook fireplace housing a wood burning stove, a useful understairs and shelved recess, aspect of front. The kitchen/breakfast room is fitted and includes a Lamona four burner electric hob, Bosch double oven with extractor hood over, a ceramic 1 1/2 bowl sink unit, space and electric point for dishwasher, space and electric point for upright fridge freezer and an aspect to rear. A useful rear porch/utility includes space and plumbing for a washing machine with access off to the cloaks/shower room fitted with a modern white suite. Arranged over the split level first floor are three bedrooms comprising two double rooms and one single room. Bedroom one includes a pretty brick fireplace with exposed brick chimney breast, fitted shelving and an aspect front. Bedroom two, also a double room, enjoys an aspect to rear over the garden. Bedroom three with built-in airing cupboard and a shelved cupboard with an aspect to front. A shower room is fitted with a modern white suite.

Outside, an open access onto gravel parking for approximately three vehicles. A wooden gate and paved pathway provide access to the rear garden, extending to approximately 36 ft laid to lawn with paved seating area, a silver birch tree and a timber garden studio 10' 2" ft x 7' ft fitted with power and light. The whole is well fenced and enclosed.



- Total floor area approximately 1224 ft² (113.7 m²)
- Entrance porch
- Sitting room with inglenook fireplace housing a wood burning stove
- Dining room
- Kitchen/breakfast room
- Rear porch/utility
- Cloaks/shower room
- Three bedrooms
- Shower room
- Gravelled parking for approximately three cars
- Rear garden extending to 36ft (10.97m)
- Garden studio
- Cranbrook School catchment area
- No onward chain

DIRECTIONS

Using the What3words app: [exactly.wake.renewals](https://www.what3words.com/)

GENERAL

Tenure: Freehold

Services: Mains electricity and water. Private drainage.
Oil fired central heating.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band E **EPC:** E (54)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Goudhurst Road, Marden, Tonbridge, TN12

Approximate Area = 1224 sq ft / 113.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for The Agency UK (No Credit). REF: 1006562

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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