



Moloney
COUNTRY PROPERTY



2 ASHTREE COTTAGES RURAL MARDEN

2 ASHTREE COTTAGES GOUDHURST ROAD, MARDEN, KENT, TN12 9NF

CHAIN FREE – A BEAUTIFULLY PRESENTED ATTACHED **3** BEDROOM PERIOD COTTAGE IN A SEMI RURAL LOCATION BETWEEN THE VILLAGES OF MARDEN AND GOUDHURST. SITTING ROOM WITH WOOD BURNER, LARGE KITCHEN/DINING/FAMILY ROOM WITH DOORS LEADING OUT TO THE GARDEN, SEPARATE UTILITY, STUDY. ENCLOSED GARDENS WITH PAVED TERRACE, PARKING. **OFCH**. CRANBROOK SCHOOL CATCHMENT AREA.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING-ROOM, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, STUDY/PLAYROOM, CLOAKROOM, REAR LOBBY. BEDROOM ONE WITH JULIETTE BALCONY, BEDROOM TWO WITH LARGE WALK-IN WARDROBE, BEDROOM THREE, FAMILY BATH AND SHOWER ROOM. FRONT COURTYARD, ENCLOSED REAR GARDEN WITH PAVED TERRACE, LARGE TIMBER GARDEN STORE. TWO PARKING SPACES.



UPVC wood effect part glazed door to:

REAR LOBBY: Cloaks hooks, storage space. Oak floor. Door to:

KITCHEN/DINING/FAMILY ROOM: Doors leading out to the rear terrace, windows to side. Matching oak floor. Extensive exposed beams, inset ceiling lights. Range of painted kitchen units with slate worktop over inset with butlers sink. Leisure electric range style cooker with light/extractor over & glass splashback. Two four light spot track, tiled floor. Space for large dining table. Door to:

UTILITY ROOM/PANTRY: Space for washing machine & tumble dryer with worktop over. Eye-level cupboards above. Inset ceiling lights. Quarry tiled floor.

STUDY/PLAYROOM: UPVC double glazed window to the rear. Inset ceiling lights, matching oak floor. Door to:

CLOAKROOM: Fitted with white suite comprising WC & pedestal wash hand basin. Matching oak floor. Extractor, inset ceiling lights.

SITTING-ROOM: UPVC double glazed window to the front. Large exposed brick inglenook fireplace with Bresummer beam over, inset with Stoves cast-iron wood-burning stove on matching exposed brick hearth. Double doored cupboards with shelves above in recesses to either side. Exposed ceiling beams and wall beams. TV point. Wall light points. Door to:

GUIDE PRICE £595,000



Small entrance hall with wooden front door. Stairs to:

FIRST-FLOOR LANDING: Split level, L shaped. Matching oak doors to all rooms. Door to airing cupboard housing hot water tank with slatted shelves. Inset ceiling lights.

BEDROOM ONE: Double aspect with UPVC window to side and doors to Juliette balcony to the rear enjoying views over the garden and orchards beyond. Double doored wardrobe cupboard with hanging rail and shelf over, matching door to shelved storage cupboard. Inset ceiling lights.

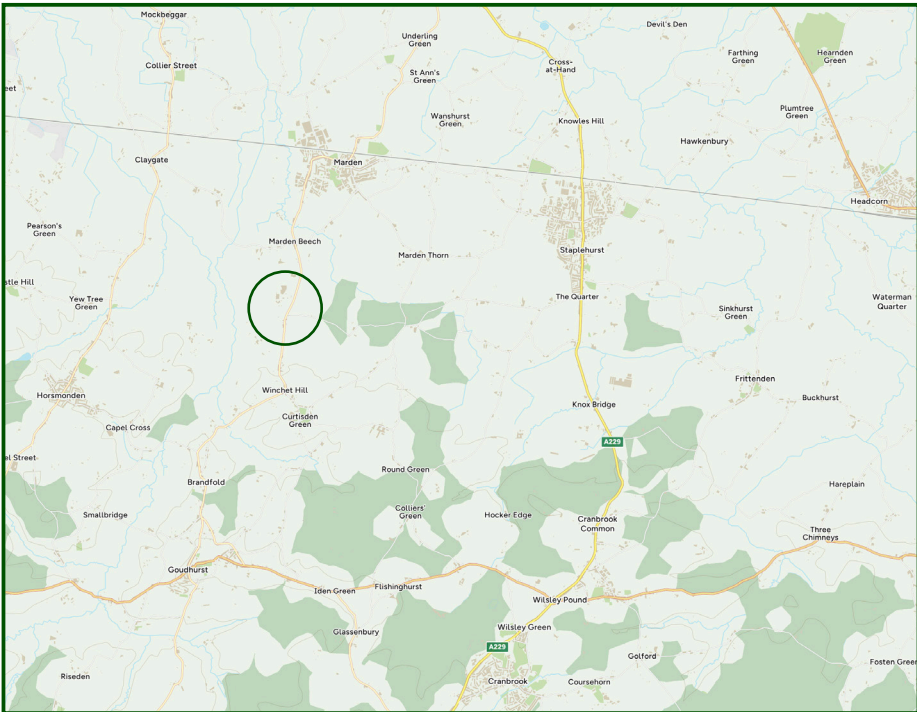
BEDROOM TWO: UPVC double glazed window to the front with horizontal blind. Wooden fire surround inset with cast-iron ducks nest style fireplace on brick hearth, cupboards to either side. Step up to walk-in dressing room: UPVC double glazed window with horizontal blind to the front, hanging rails.

BEDROOM THREE: UPVC double glazed window to the side.

BATH AND SHOWER ROOM: Obscure UPVC double glazed window to the rear. Fitted with white suite comprising WC, wash hand basin set into double doored shelved storage cupboard, panelled bath with shower over, glass shower screen to side. Chrome ladder style heated towel rail. Underfloor heating. Metro tiled walls, tiled floor, inset ceiling lights, extractor, mirror/light over the basin.



OUTSIDE: The property is approached from the road over wooden five bar gate giving access to the front courtyard with log store to side. A paved pathway continues round to the side of the property. Oil fired boiler in metal housing. The rear garden is of good-sized size with lower paved terrace an upper area of lawn and gravelled area to the rear with large timber store.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains water & electricity are connected. Shared private drainage, oil fired central heating.

Floor Area: 135 m2 (1,454 sq. ft) approx.

EPC Rating: 'D'

Council Tax Band: 'E'

Local Authority: Maidstone Borough Council

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: On the A21 heading south turn left at the roundabout at the north end of the Lamberhurst bypass, the A262 signposted Goudhurst. Continue into the centre of the village taking the left turn, the A2079 to Marden. Continue for approx. 2 miles 2 Ashtree Cottages will be found on the right side of the road.

What3Words (Location): ///starfish.paths.freed

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

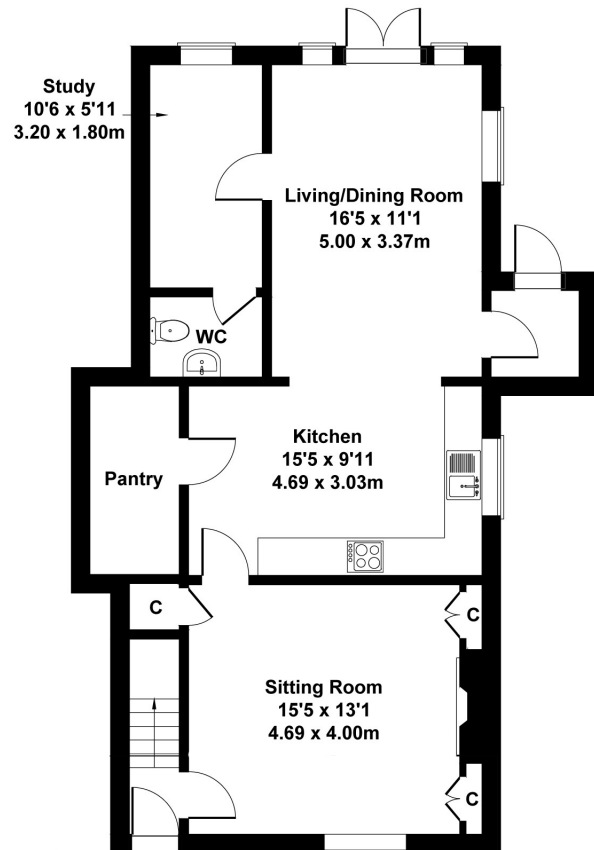
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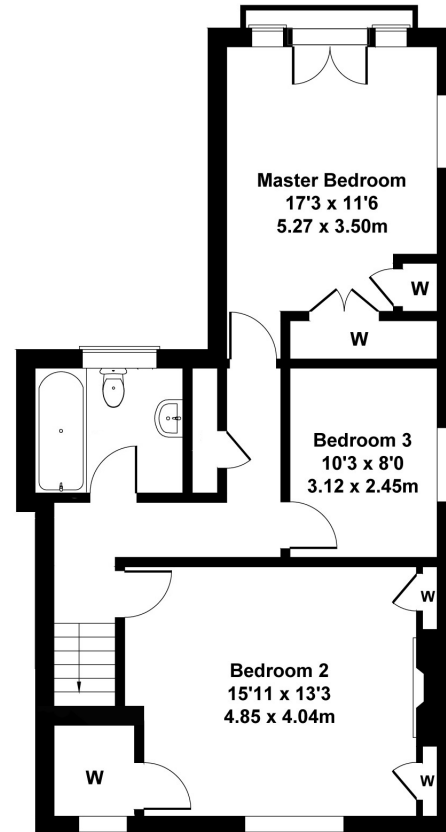
TELEPHONE: 01797 253000 or 01580 212828

2 Ashtree Cottages

Approximate Gross Internal Area
1454 sq ft - 135 sq m

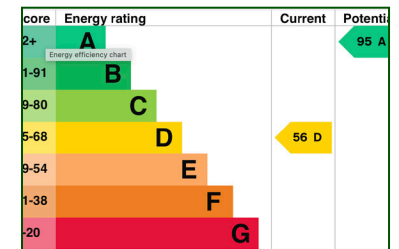


GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



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