



Moloney
COUNTRY PROPERTY



ELLMACY, STILEBRIDGE LANE, MARDEN, KENT. TN12 9BA

A DETACHED, CHARACTER 4/5 BED FAMILY HOUSE, SITTING IN JUST UNDER 1 ACRE OF GARDENS AND PADDOCK, A SHORT DISTANCE FROM MARDEN VILLAGE, COMPRISING VERSATILE ACCOMMODATION WITH SCOPE FOR SOME UPDATING, INCLUDING KITCHEN/BREAKFAST ROOM, 2 RECEPTION ROOMS WITH STUDY/BED 5, MASTER BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS, FAMILY BATHROOM, ALONG WITH A DETACHED SELF CONTAINED 2 BED ANNEXE. EXCELLENT OFF ROAD PARKING. PP FOR 4 HOLIDAY HOMES.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, LAUNDRY ROOM, STUDY/ BEDROOM 5, SHOWER ROOM. FRONT HALL. FIRST FLOOR LANDING, EN-SUITE MASTER BEDROOM, 3 FURTHER BEDROOMS, BATH/SHOWER ROOM. GARDENS & PADDOCK MEASURING 1 ACRE (TBV).

DETACHED ANNEXE COMPRISING ENTRANCE HALL, KITCHEN/DINING/SITTING ROOM, 2 BEDROOMS, BATH/SHOWER ROOM, PRIVATE GARDEN. AMPLE PARKING. OFCH.



Door from the parking area to:

ENTRANCE HALL: 10'10" x 3'7" (3.3 x 1.1) Extensive exposed timbers. Slate tiled floor, wall light points. Doors to all rooms.

LAUNDRY ROOM: 7'2" x 3'9" (2.2 x 1.2) Window to side. Area of worktop with Butler's sink. Plumbing for washing machine, space for further appliances. Oil fired boiler.

DINING ROOM: 12'3" x 12' (3.7 x 3.6) Dual aspect room with windows to the side and front. Exposed brick inglenook fireplace with bressumer beam. Extensive exposed wall & ceiling timbers. Wall light points. Door to hall with door to the front (not currently used).

SITTING ROOM: 20'7" x 16'0" (6.3 x 4.5) Triple aspect room with casement windows to the side and rear, door to the rear garden. Part vaulted ceiling, extensive exposed ceiling and wall timbers. Impressive exposed brick inglenook fireplace, with bressumer beam over & brick hearth. TV point. Wall light points.

KITCHEN/BREAKFAST ROOM: 14' x 11" (4.3 x 3.4) French doors to the side garden, casement windows to the rear & side. Fitted with comprehensive range of cream wall and base units with woodblock worktop over, inset with stainless steel sink unit. Slate tiled floor. Exposed ceiling beam. Space and plumbing for dishwasher. Space for range style cooker. Inset ceiling lights.

SHOWER ROOM: 4'7" x 4'7" (1.4 x 1.4) to the furthest point. Window to the side. Tiled floor. Fitted with hand basin, WC & corner shower cubicle (not in use). Part tiled walls.

STUDY/BEDROOM 5: 8'6" x 9'6" (2.6 x 2.9) Double glazed casement window to the rear, door to the garden. BT point. Wall lights point.

Stairs to the first floor:

GUIDE PRICE £1,150,000



LANDING: 11'10 x 3'3" (3.6 x 1.0) Window to the rear. Exposed brickwork, exposed studwork and ceiling beams.

MASTER BEDROOM: 16' x 12'4" (4.88 x 3.76) Triple aspect room, with casement windows to the front, rear and side enjoying far reaching views. Part vaulted ceiling, extensive exposed timbers. Feature cast iron fireplace with an exposed brick surround, shelved recess to the side. Door to:

EN-SUITE SHOWER ROOM: Part sloping ceiling. Fitted with hand basin, WC & shower. Tiled floor. Ceiling lights.

BEDROOM TWO: 16' x 9'5" (4.9 x 2.9) Windows to the front and side enjoying far reaching views. Exposed timbers. Brick fireplace with shelved recess to side. Inset ceiling lights.

FAMILY BATHROOM: 8'5" x 6'5" (2.57 x 1.96) Window to side. Fitted with white suite comprising WC, pedestal hand basin with tiled splashback & panelled bath. Recessed shelving, exposed beams, ceiling lights. Vinyl floor.

BEDROOM THREE: 12'9" x 9'7" (3.89 x 2.92) Double glazed casement window to side. Exposed beams. Part sloping ceiling. Inset ceiling lights.

BEDROOM FOUR: 12'5' x 9'5" (3.8 x 2.9) Triple aspect room with windows to the rear and sides. Exposed brick fireplace. Inset ceiling lights, recessed storage.

THE ANNEXE:

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN/SITTING/DINING ROOM, 2 BEDROOMS, BATHROOM. ENCLOSED GARDEN WITH PAVED PATIO.

Door to: **ENTRANCE HALL:** Matching doors to all rooms, door to the front.

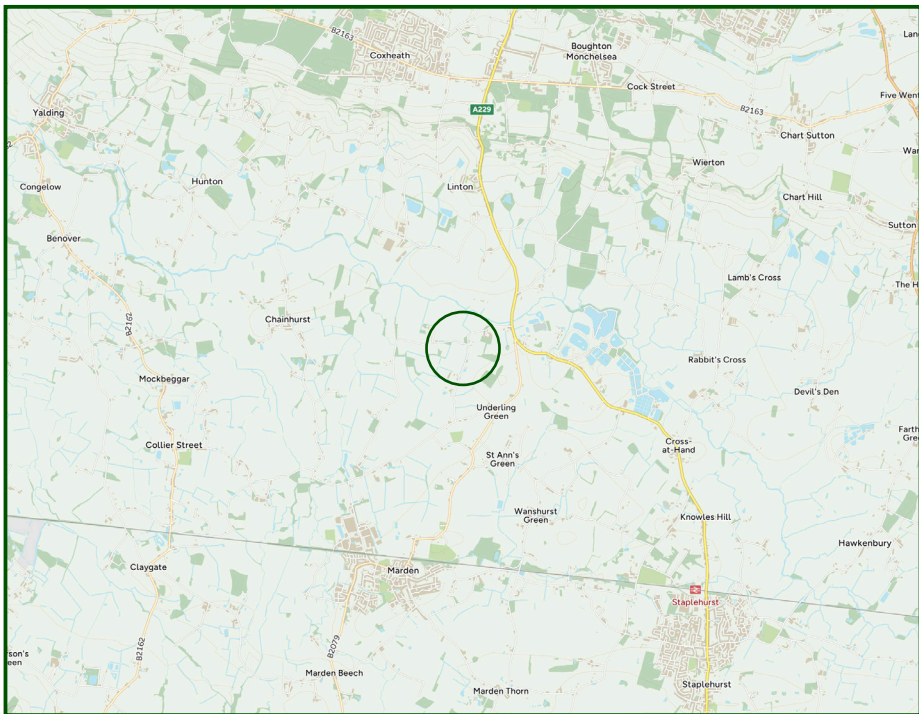
KITCHEN: UPVC double glazed window enjoying views to the rear. Fitted with range of cream base and wall units with laminate worktop over inset with 1 1/2 bowl single drainer stainless steel sink unit. Integrated fridge/freezer, dishwasher, hob with oven below, extractor over with stainless steel splashback. Matching dresser style unit. Opening out to:

SITTING/DINING ROOM: Triple aspect with windows to front and side, double doors leading out to the rear paved terrace with vertical blinds. Airing cupboard. Storage cupboard. Wood effect tiled floor throughout.

BEDROOM ONE: UPVC double glazed window to the side. inset ceiling lights. Electric radiator. TV point.

BEDROOM TWO: UPVC double glazed window to the front. Inset ceiling lights. Electric radiator.

Cont.



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.

BATH/SHOWER ROOM: Obscure glazed UPVC window to the front. Fitted with contemporary style white suite comprising WC, hand basin set onto double doored white high gloss unit with glass shelf and mirror over, shower bath with glass screen to side. Inset ceiling lights, extractor, tiled floor, part tiled walls. Chrome electric heated towel rail.

OUTSIDE: The property is approached from the lane over a gated area providing parking for several cars. The garden lies predominantly to the side and is mainly laid to lawn with timber garden shed and summer house along with a paved terrace for alfresco dining, mature planted beds and small pond. A gate gives access into the paddock at the rear. A second gate from the parking area leads to the detached annexe which enjoys an enclosed private garden with paved terrace and timber garden store, adjoining the paddock to the rear.

*Agents Note: Planning permission has been granted (21/506038/FULL) for the siting of 4 holiday caravans, along with associated hard standing in the paddock.

SERVICES: Mains water and electricity are connected. Oil fired central heating in the main house, electric heating in the annexe. Private drainage.

FLOOR AREA: 219 m² (2,357 ft²) Approx. (incl. annexe)

EPC RATING: 'D' & 'D'

LOCAL AUTHORITY: Maidstone Borough Council.

COUNCIL TAX BAND: 'G' & 'B'

TENURE: Freehold

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

The Motorway network (M20) can be easily accessed at Junction 8 via the B2163 (at Hollingbourne) or Junction 4 (at Leybourne/Malling).

DIRECTIONS: Travelling on the A229 from Staplehurst towards Maidstone, turn left into Stilebridge Lane immediately after the Stilebridge PH. Ellmacy will be found on the left.

What3Words (Location): ///marine.resold.ballots

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

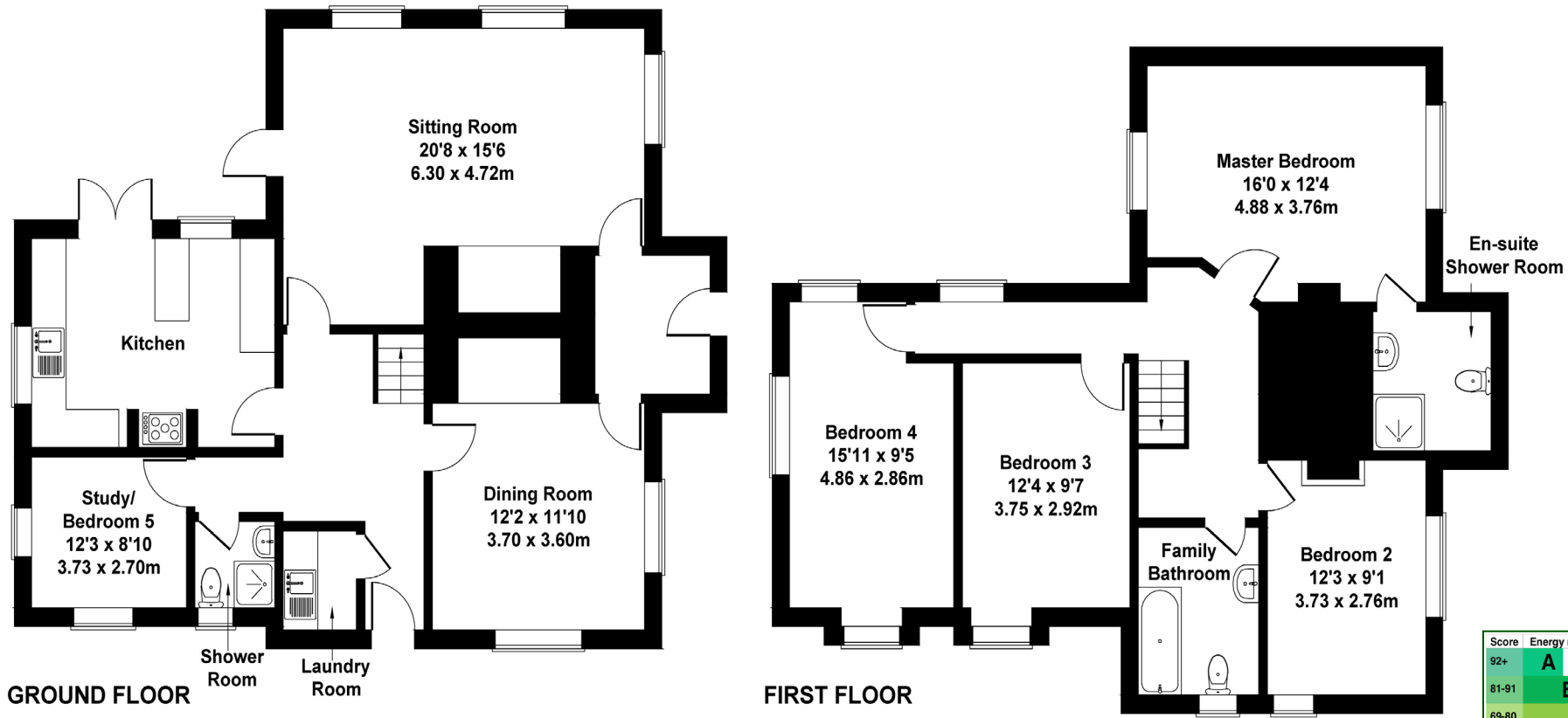
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

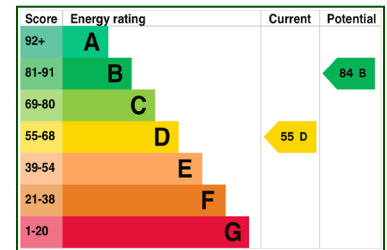
TELEPHONE: 01797 253000 or 01580 212828

Ellmacy

Approximate Gross Internal Area
2357 sq ft - 219 sq m



Not to Scale.
For Illustrative Purposes Only.

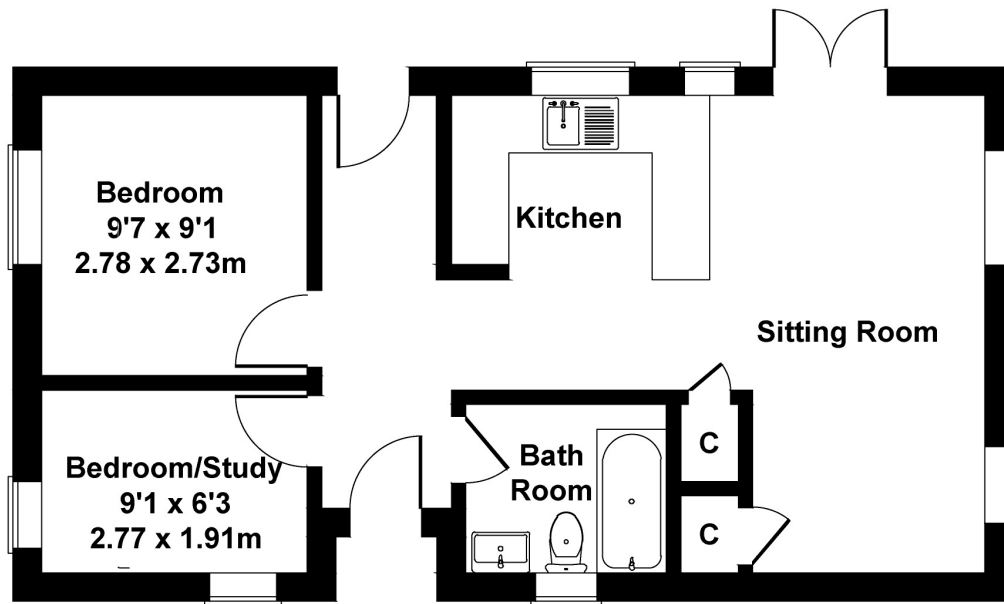


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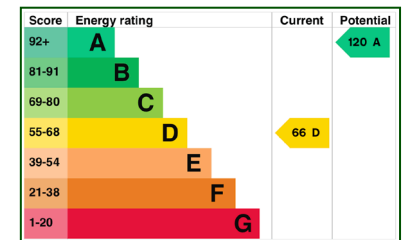
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ANNEXE

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