



Moloney
COUNTRY PROPERTY



CHERRY TREE COTTAGE RURAL MARDEN

CHERRY TREE COTTAGE GOUDHURST ROAD, MARDEN, KENT, TN12 9NH

A BEAUTIFULLY PRESENTED, DETACHED, 4 BED FAMILY HOUSE, TUCKED AWAY OFF A PRIVATE LANE ON THE OUTSKIRTS OF THE VILLAGE, CLOSE TO LOCAL AMENITIES AND MLS. SITTING IN 1.6 ACRES (TBV) OF GARDENS AND GROUNDS. ACCOMMODATION INCLUDING 3 RECEPTION ROOMS, CONSERVATORY, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, 4 BEDS, ONE EN-SUITE & FAMILY BATHROOM. DETACHED DOUBLE GARAGE, AMPLE PARKING. CRANBROOK SCHOOL CATCHMENT AREA.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN/ BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, DINING ROOM, CONSERVATORY, RECEPTION THREE/STUDY/SNUG, STAIRS TO 1ST FLOOR LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATH AND SHOWER ROOM. DETACHED DOUBLE GARAGE WITH AMPLE PARKING, TRACTOR STORE, COVERED STORE, SUMMER HOUSE, GARDENS FRONT, SIDE AND REAR BELIEVED TO MEASURE 1.6 ACRES (TBV), SUMMER HOUSE. OFCH.



Composite front door with leaded light double glazed windows to both sides to:

PORCH: Quarry tiled floor. Leaded light double glazed door to:

ENTRANCE HALL: Matching doors to both rooms. Staircase to the first floor.

SITTING ROOM: Double aspect room with twin leaded light, double glazed windows to the front, matching window to side. Exposed brick fire surround inset with cast iron wood burning stove on stone hearth. TV point. Coved ceiling, decorative ceiling rose. Door to:

KITCHEN/BREAKFAST ROOM: Double glazed window enjoying views over the rear garden, glazed doors leading out to the side paved terrace. Fitted with comprehensive range of cream base and wall units with wood edge laminate worktop over, inset with 1 1/2 bowl, single drainer, enamel sink unit. AEG hob with matching oven below, concealed extractor over. Dark blue double oven, oil fired AGA, set into tiled surround, space for fridge/freezer, integrated Bosch dishwasher. Shelved larder cupboard. Inset ceiling lights. Tiled floor. Opens to dining room, door to:

UTILITY ROOM: Part glazed door leading out to the rear terrace. Base unit with Butler sink over, wooden worktop surround. Wall mounted oil boiler. Inset ceiling lights. Tiled floor. Door to:

CLOAKROOM: Fitted with white WC. Tiled walls. Matching tiled floor.

GUIDE PRICE £975,000



DINING ROOM: Picture rail. Wooden floor. Double opening doors to:

CONSERVATORY: Double glazed doors leading out to the rear paved terrace, windows to three sides. Ceiling blinds.

STAIRS TO FIRST FLOOR:

LANDING: Velux window with blind to the rear. Shelved storage cupboard, airing cupboard.

MASTER BEDROOM: Double aspect room with leaded light double glazed window to the front, matching window to side. Fitted with range of built in cupboards with hanging rails shelves. Eaves storage cupboard. TV point. Door to:

EN-SUITE SHOWER ROOM: Leaded light window to the front. Fitted with white suite comprising WC, pedestal hand basin & double, fully tiled shower cubicle with sliding glass door. Wood effect laminate floor. Mirror doored cabinet. Ladder style heated towel rail. Inset ceiling lights.

BEDROOM TWO: Double aspect room with leaded light double glazed window to the front, matching window to side. Fitted with built in range of wardrobe cupboards with central drawers.

BEDROOM THREE: Leaded light, double glazed window to the front.

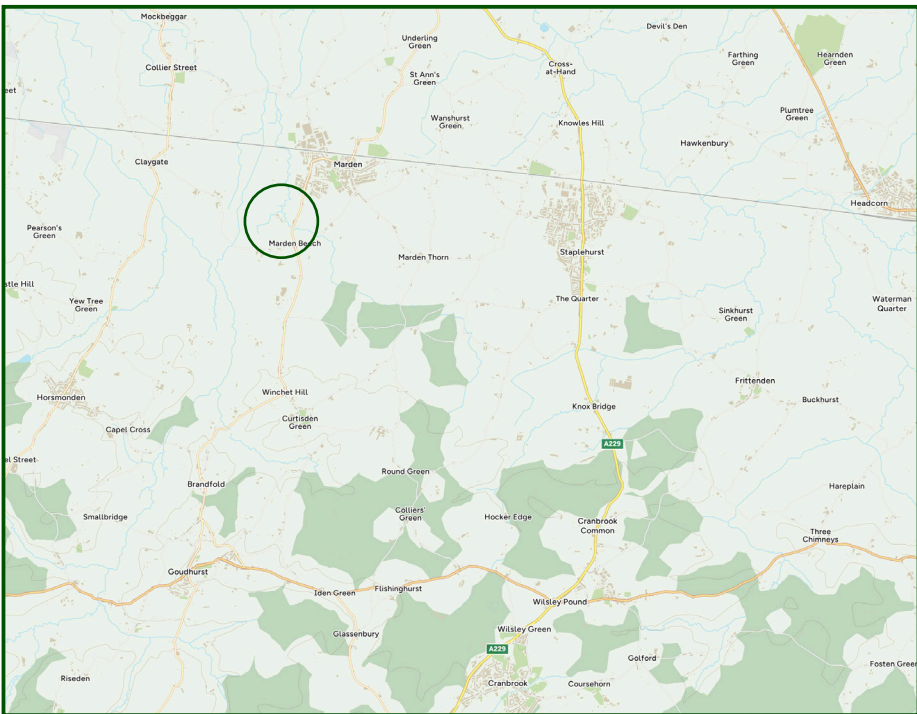
BEDROOM FOUR: L-shaped room with double glazed windows to side and rear. Eaves storage cupboard.

FAMILY BATHROOM: Window to the side. Fitted with white suite comprising WC, hand basin & Panelled bath with shower over, glass screen to side.



OUTSIDE: The property is approached over a private no through lane, accessed via wooden gates to a large gravelled driveway providing ample parking and turning, leading to the detached double garage with twin up and over remote controlled doors to the front, double gates alongside give access to the tractor store with covered store in the rear garden. A wrought iron gate from the drive leads to the mature, established side and front gardens, and large paved terrace at the rear of the property. The rear garden is of excellent size, mainly laid to level lawn with planted beds and borders along with a timber summerhouse. A further area, interspersed with fruit trees, adjoins farmland to the rear. The gardens and grounds are believed to measure 1.6 acres (TBV) in total.





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 electricity and water are connected. Private drainage. Oil fired central heating.

FLOOR AREA: 172 m² (1,851 sq. ft) approx.

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'G'

LOCAL AUTHORITY: Maidstone Borough Council

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 (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 taking the B2079, North Rd towards Marden, continue for approximately 3.5 miles. Turn left into Roughlands Lane shortly after Plain Rd on the right. Cherry Tree Cottage will be found on the right at the end of the lane.

What3Words (Location): ///makeovers.scans.upper

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

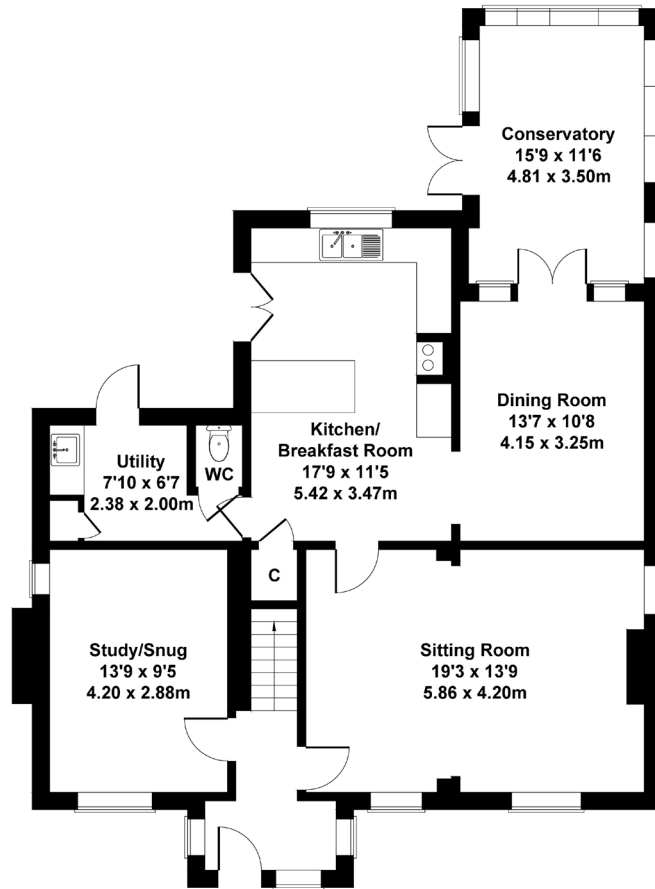
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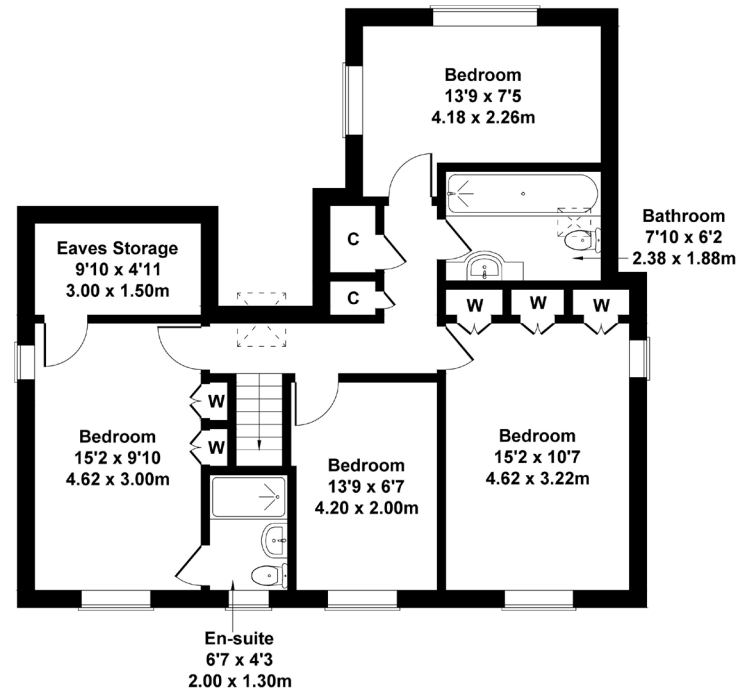
TELEPHONE: 01797 253000 or 01580 212828

Cherry Tree Cottage

Approximate Gross Internal Area
1851 sq ft - 172 sq m

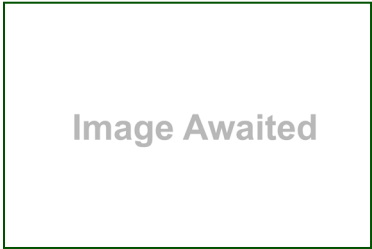


GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



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