

# The Moat House

Collier Street, Marden, Kent





# A wonderful character house with a studio, stunning gardens and grounds, swimming pool and tennis court, set in the heart of a small village.

Marden station 2.5 miles (London Bridge from 50 minutes), Paddock Wood station 5.7 miles (London Bridge from 43 minutes), Staplehurst station 6 miles (London Bridge from 53 minutes), Goudhurst 7 miles, Maidstone 8.8 miles, M20(J6) 10 miles, Cranbrook 11.5 miles, Tonbridge 11.5 miles, Tunbridge Wells 12 miles, London 43 miles. (Distances and times approximate).

  
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## Summary of accommodation

### Main House

- Ground Floor:** Entrance Hall | Dining Room | TV/Family Room | Drawing Room | Library/Study | Rear Hall | Cloakroom | Living Room  
Kitchen/breakfast Room | Utility Room/Walk-in Pantry
- First Floor:** Principal bedroom with En Suite Shower Room | Four Further Bedrooms | Family Bathroom | Separate w.c.
- Second Floor:** Bedroom | Shower Room | Store Room

### Outbuilding

- Garage | Two Store Rooms | Pump Room

### Outside

- Mature gardens | Paved terrace | Decked terrace | Swimming Pool | Tennis Court | Vegetable Garden | Fruit Cage | Greenhouse



# Situation

(Distances and times are approximate)



The property is situated in the small village of Collier Street, close to Marden which offers good local amenities. Nearby is the beautiful Wealden village of Goudhurst, well known for its pretty centre, duck pond, ancient church, period buildings, inns and restaurants. A comprehensive range of facilities are available at the larger towns of Paddock Wood, Tonbridge and Tunbridge Wells with a good choice of shopping, leisure, cultural and commercial facilities including health clubs, theatres and multi-screen cinema complex.



There is an excellent choice of schools in the area, in both the state and private sectors, including Collier Street and Marden primary schools, Yardley Court, Tonbridge School, Somerhill (Tonbridge), Dulwich Cranbrook, Cranbrook School, Sutton Valence and grammar schools at Maidstone, Tonbridge and Tunbridge Wells.



Marden station provides an excellent commuter service to London Bridge, Charing Cross and Cannon Street. Further services are available at Paddock Wood, Staplehurst, Tonbridge and Tunbridge Wells stations.



# The Moat House

The Moat House is a fabulous detached property, set in a lovely village location. The characterful unlisted house offers substantial family accommodation totalling 4369 square feet, beautifully presented throughout. The flexible and well-proportioned reception space includes a dining room with fireplace, TV/family room, library with French doors to the decked terrace and a wonderful double aspect drawing room with a fireplace and attractive bay window to the front. To the rear, the fantastic living room/orangery has an impressive vaulted ceiling and magnificent light lantern, as well as French doors opening out to the terrace and gardens. The living room leads through to the kitchen/breakfast room which has a range of fitted units, Aga cooker, central island and a useful utility room/walk-in pantry off.

On the first floor, spacious landing has fitted cupboards and gives access to bedrooms. The principal bedroom is to the rear and has a vaulted ceiling, fireplace, fitted wardrobes and an en suite shower room. There are four further bedrooms on this level, a well-appointed family bathroom and a separate w.c. Stairs lead up to a second floor bedroom as well as a shower room and store room.













FLOORPLAN

Approximate Gross Internal Floor Area = 405.9 sq m / 4349 sq ft  
Outbuilding = 104.5 sq.m / 1125 sq.ft  
Total = 510.4 sq m / 5494 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Gardens and Grounds

The house is approached over a gravel driveway leading to the house, garage and parking area. Adjacent to the house, the garage building also provides two attached stores and a pump room as well as a first floor studio/craft room above. The delightful gardens and grounds are divided into various sections and are primarily laid to lawn with mature trees, shrubs and flower beds. There is a swimming pool within a paved surround, enclosed by wall or hedges on all sides creating a sheltered and private area. Beyond the pool, there is a fenced tennis court, small pond and a vegetable garden with a lean-to greenhouse and fruit cage.

Property Information

**Tenure:** Freehold

**Services:** Mains water and electricity. Gas heating.  
Private drainage.

**Local Authority:** Maidstone Borough Council  
Tel. 01622 602000.

**Council Tax:** Band G

**EPC:** D

**Postcode:** TN12 9RR

**Directions:** From the A262 in Goudhurst, opposite the duck pond, take the B2079 (North Road) signposted Marden/Horsmonden. Continue for 1.3 of a mile then turn left onto Ballards Hill/Goudhurst Road (signposted Horsmonden/Brenchley). After 1.7 miles, at the crossroads in the centre of Horsmonden, turn right onto Maidstone Road (B2162). Continue for 3.9 miles and the gated entrance to The Moat House will be found on the right-hand side (immediately after the oast house).

[www.what3words.com/spinners.pausing.relatng](http://www.what3words.com/spinners.pausing.relatng)

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated April 2025.

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