






HOLDERS HALL

Copper Lane, Marden, Kent, TN12 9DW



A MOST ATTRACTIVE WEALDEN HALL HOUSE

This charming, unlisted period property is located in a tranquil yet convenient position and offers characterful family accommodation as well as fabulous gardens, workshop/studio, office/gym and garaging.

			EPC
4	2-3	4	C

Local Authority: Maidstone Borough Council
Council Tax band: G
Tenure: Freehold

Services: Mains water and electricity. Gas-fired heating. Private drainage (sewage treatment plant)

Marden village 0.6 of a mile. Marden station 1 mile (London Bridge from 50 minutes). Staplehurst station 3 miles (London Bridge from 53 minutes).

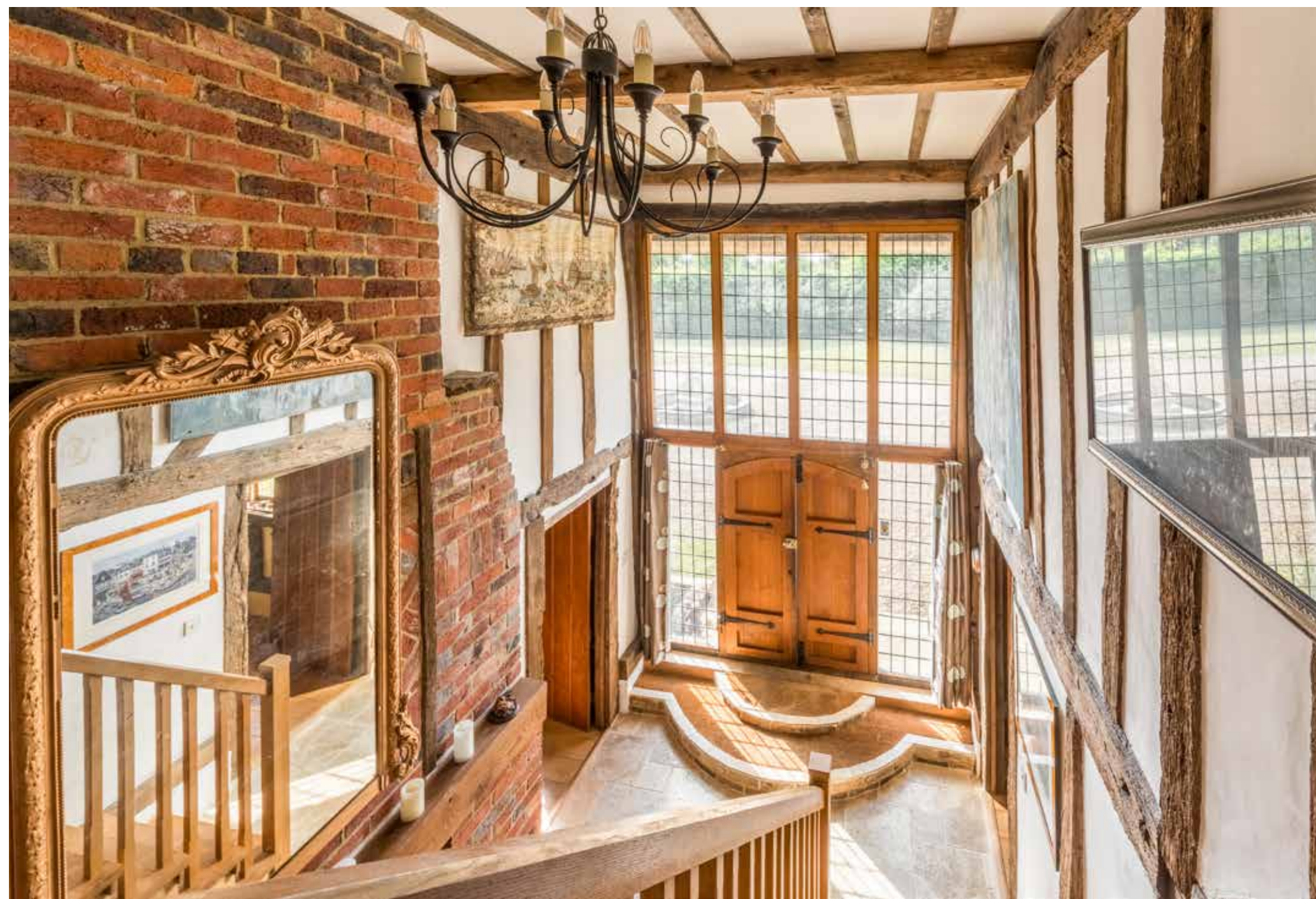
Goudhurst 5.3 miles. Paddock Wood 7.8 miles (London Bridge from 43 minutes). Maidstone 8 miles. Tonbridge 14 miles. Tunbridge Wells 14 miles. London 42 miles.



IN A MAGICAL RURAL POSITION, YET CLOSE TO AMENITIES

The property is situated in a convenient and rural position, yet less than a mile from the centre of the popular village of Marden which offers excellent local amenities with various shops, a post office and medical centre. 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 (including Waitrose), Tonbridge, Tunbridge Wells and Maidstone. Marden station provides an excellent commuter service to London. Further services are available at Staplehurst, Paddock Wood, Tonbridge and Tunbridge Wells stations. There is an excellent choice of schools in the area, in both the state and private sectors, including Marden and Collier Street primary schools, Yardley Court, Tonbridge School, Somerhill (Tonbridge), Dulwich Cranbrook, Cranbrook School, Sutton Valence and grammar schools at Maidstone, Tonbridge and Tunbridge Wells.







BEAUTIFULLY PRESENTED ACCOMMODATION

A most attractive and beautifully presented Wealden Hall House, believed to date back to the 1500's but re-built in the 90's, which has been sympathetically improved to provide a perfect blend of period character and modern convenience. The handsome unlisted property is of timber-framed construction with rendered in-fill beneath a thatched roof. Internally, it benefits from a wealth of exposed timbers and beams, oak latched doors and good ceiling heights. The front door opens into an impressive reception hall with a wood burner and double height vaulted ceiling and windows. The well-proportioned reception space includes a double aspect dining room, a sitting room and a drawing room with attractive fireplace. The country kitchen has extensive fitted cupboards, a double Belfast sink, Lacanche range cooker, a door to the rear and a utility room off. On the first floor, the principal bedroom benefits from an en suite bathroom. There are three further good-sized bedrooms and a family shower room.





DELIGHTFUL GARDENS AND GROUNDS WITH OUTBUILDINGS

The house is approached along a private driveway with electronic gates leading to a parking area, single garage and detached workshop/studio which comprises a large open plan room with utility room and cloakroom off. On the first floor, accessed externally, there is a bathroom and a large room, currently used as a home office/gym.

The delightful gardens surrounding the house provide a delightful setting with a high degree of seclusion and privacy. The gardens include lawned areas, interspersed with mature trees, shrubs and plants, as well as a vegetable garden and small orchard. To the rear of the house there is a paved terrace, ideal for al fresco dining while enjoying the fabulous views over the gardens and beyond. In all about an acre (to be verified).





DIRECTIONS

From the centre of Marden, proceed east on the High Street/B2079 towards Maidstone. At the end of the High Street, turn right (by Marden Farm Shop) onto Albion Road. Continue for 0.4 of a mile then turn left onto Copper Lane. After 0.3 of a mile, turn left (immediately after the small pond) onto the driveway for Holders Hall.

Postcode:
TN12 9DW

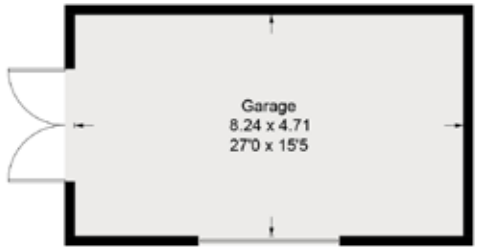
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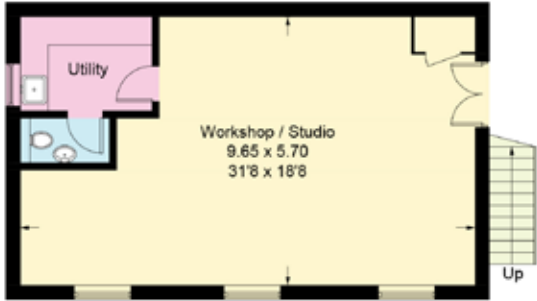


Holders Hall, Marden, Kent

Approximate Gross Internal Area = 227.8 sq m / 2452 sq ft
Garage = 38.8 sq m / 418 sq ft
Outbuildings = 92.5 sq m / 996 sq ft
Total = 359.1 sq m / 3866 sq ft



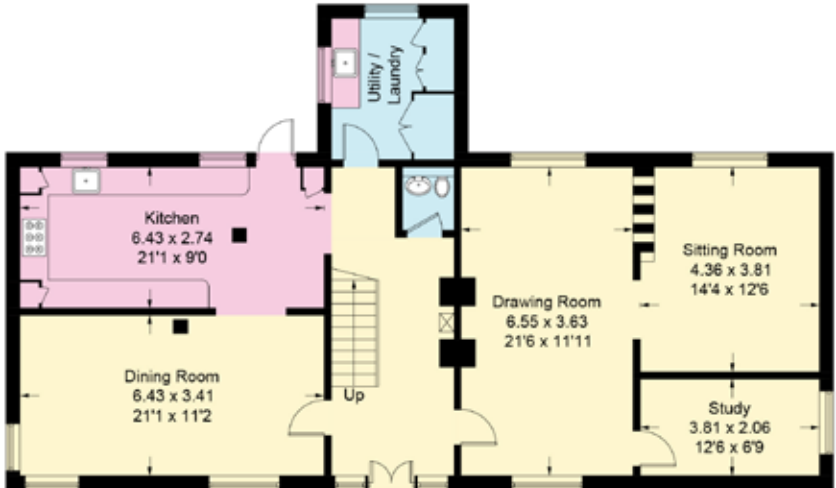
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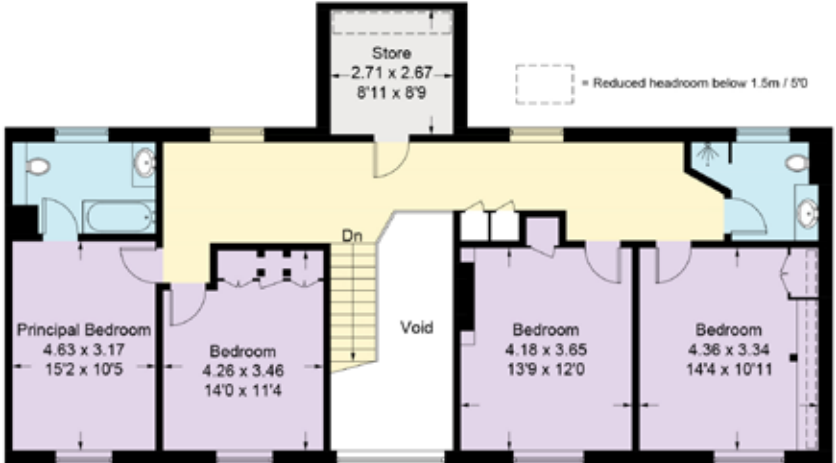
Outbuilding - Ground Floor



Outbuilding - First Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237633)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Luc Horwood
01892 515035
luc.horwood@knightfrank.com

Knight Frank Tunbridge Wells
47 High Street,
Tunbridge Wells, Kent, TN1 1XL

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