



'Our Focus Determines Your Reality'



Dairy Lane
Chainhurst
Kent
TN12 9ST



Entrance Hall * Sitting Room * Dining Room * Family Room
Kitchen * Family Room * Utility Room * Shower Room * Cloakroom

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Additional Bedroom * Family Bath/Shower Room

Approx. 3.5 Acres * Triple Cart Lodge * Detached Barn/Office
Log Store * Two Stables * Ample Parking



CHARMING PERIOD COTTAGE WITH OPPORTUNITIES

Situated in Chainhurst, on an idyllic "no through road" location, this is a property where the offering inside and outside are equally balanced. This light and spacious attached property offers a comfortable family home with the option to create a self-contained annexe, sitting in approximately 3.5 acres of garden and grounds.

The accommodation consists of a glass entrance hall, a double aspect sitting room with oak flooring, a woodburning stove and doors out onto the terrace, a double aspect family room with built-in storage and an ensuite shower room, making it ideal as a ground floor bedroom if required. The kitchen opens into a double aspect dining room with tri-fold doors to the garden and a log burning stove. Also on the ground floor there is a utility room with door to outside and a cloakroom.

On the first floor there is a triple aspect principal bedroom with ensuite shower room, a further double bedroom, an additional good size bedroom and a family bath/shower room. A staircase leads up to a further double bedroom.

Outside there is an extensive landscaped garden with brick and paved terrace, and an area of lawn. A gated gravel drive leads to the triple cart lodge and the concreted stable yard with two stables and a barn/office. The remainder of the land is divided into two fenced paddocks.



MARDEN

Marden provides local stores for all day-to-day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school and sporting facilities. There is a Waitrose a short drive away in Hawkhurst and a Sainsbury's in Staplehurst.

SCHOOLS AND CONNECTIONS

In addition to the local Primary School, the property is within the catchment area for the Maidstone and Tonbridge Grammar Schools. There are also many highly regarded educational facilities available locally, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School as well as Cranbrook School as a boarder.

The Mainline station offers fast rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes. Both the A21 and M20 are a short distance, providing access to the M25 Motorway to the North and South.



Tumbleweeds, TN12

Approximate Gross Internal Area = 198 sq m / 2128 sq ft
Approximate Outbuilding Internal Area = 132 sq m / 1422 sq ft
Approximate Total Internal Area = 330 sq m / 3550 sq ft
(excludes carport)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

Mains electricity and water. Oil fired central heating. Solar photovoltaic. EV charger. Klargest sewerage treatment plant. The bespoke solar energy system provides the opportunity to be virtually off-grid from electricity with the addition of battery storage. Whilst the outbuildings offer a development potential subject to the necessary planning permissions.

Maidstone Borough Council - Council Tax Band G

EPC Rating: A – full details available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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