



‘Our Focus Determines Your Reality’



Reed Court
Hunton Road
Marden
Kent
TN12 9SX



Reception/Dining Hall * Sitting Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom, Ensuite * Roundel Double Bedroom, Ensuite
Two Double Bedrooms * Family Bathroom

Approx. 1.9 Acres * Garden Store/Workshop
Detached Double Garage * Ample Parking



SPACIOUS CONVERTED OAST HOUSE

Converted in the late 1990s, early 2000s, this striking oast is one of two properties created from the original farm oast. Occupying a country lane setting, the oast sits in approximately 1.9 acres of garden and grounds; within the Low Weald Landscape Conservation Area in the charming hamlet of Chainhurst.

The oast offers just over 3,000 sq.ft. of well-proportioned family accommodation consisting of a reception/dining hall with a floor to ceiling wall of windows and glass door flooding the room with light and an opening in an exposed brick wall through to the double access sitting room with fireplace and log burning stove; also on the ground floor there is a study, a double aspect kitchen/breakfast room in the roundel with a door to the garden, a utility room and a cloakroom.

On the first floor there is a principal bedroom with built-in storage and an ensuite shower room, two further double bedrooms sharing a family bathroom and a double aspect, roundel double bedroom with ensuite shower room.

Outside, a gravel drive opens onto ample off-road parking and a detached, double garage. There are sculpted areas of lawn at the entrance to the oast. A gate opens into the enclosed garden which is laid predominantly to lawn with a paved terrace. A paddock, with a garden store/workshop, adjoins the garden and is approached through a gate in the fence.



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, St Ronans and Dulwich 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.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Maidstone Borough Council - Council Tax Band G

EPC Rating: D

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com