

# RADFORDS

ESTATE AGENTS

*Country Homes*



**CHERRY BANK  
PLAIN ROAD  
MARDEN  
KENT TN12 9EH  
PRICE £835,000 FREEHOLD**



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# CHERRY BANK, PLAIN ROAD, MARDEN, KENT, TN12 9EH

## VIEWINGS

Strictly by appointment with the Agent as above.

## DIRECTIONS

From the centre of the village of Marden, proceed into Albion Road and take the third turning on the right on the outskirts of the village in Plain Road, and the property will be found a short way along on the right-hand side with our For Sale board outside.

## DESCRIPTION

Cherry Bank is an exceptional and beautifully presented family home positioned on the outskirts of village of Marden. Built by RidgeView to a high specification, the property offers stylish modern interiors, living spaces and landscaped gardens with views over open farmland with public footpaths. The accommodation includes a reception hall, three reception rooms, a stunning open-plan kitchen, four bedrooms (two with ensembles), family bathroom, utility room, detached office and extensive driveway.

## FEATURES:

- Gas-fired central heating
- Underfloor heating on ground floor
- Quality fully fitted kitchen with integrated dishwasher, separate fridge and freezer, oven, matching microwave oven and dishwasher
- Herringbone style flooring throughout on the ground floor.
- Bi fold doors and vaulted ceilings in the kitchen.

## LOCATION

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



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## ENTRANCE PORCHWAY

Front door opening to:

## RECEPTION HALL

Herringbone-effect oak stripped flooring with underfloor heating. Recess lighting. Oak finished doors. Deep understairs storage cupboard.

## CLOAKROOM

Herringbone-effect oak stripped flooring with underfloor heating. WC. Vanity hand wash basin with monobloc tap set in vanity unit.

## LIVING ROOM

Spaciously appointed with window overlooking countryside with slatted blinds. Herringbone-effect oak stripped flooring with underfloor heating. A feature of this room is the recessed ceiling lighting.

## FAMILY ROOM

Double-glazed window to front with slatted blinds. Herringbone-effect oak stripped flooring with underfloor heating. Attractive part-panelled finish.

## UTILITY ROOM

Herringbone-effect oak stripped flooring with underfloor heating. White patterned Quartz effect worktop surface with inset stainless steel sink unit with monobloc tap. Space and plumbing for washing machine and tumble drier. Fitted cupboards. Side door to rear garden.

## KITCHEN

Handsomely presented extending to open plan breakfast room area. Twin bi-fold opening doors opening onto rear garden. Herringbone-effect oak stripped flooring with underfloor heating. Fitted out with range of quality base and eye level units with white patterned Quartz effect worktop surfaces with an inset sink with Quooker monobloc tap with instant hot water facility and fresh cold water. Integrated AEG dishwasher. Built-in separate fridge and freezer units. Twin Bosch oven and matching microwave oven. Inset Bosch gas four-ring hob with screen style extractor hood. Recessed lighting. Suspended lighting.

## DINING ROOM

Double opening French doors onto patio. Herringbone-effect oak stripped flooring with under floor heating.

## STAIRCASE

Fitted carpeting.

## HALF-LANDING

Window to rear. Velux roof light. Leading to:

## GALLERIED LANDING

Spacious. Radiator. Access to boarded and insulated loft. Large cupboard housing hot water system.

## BEDROOM 1

Double glazed window to front with slatted blinds. Wood stripped flooring. Radiator. Overlooking views of open countryside. Built-in double wardrobe cupboards.

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## ENSUITE

Oak stripped flooring. Superbly fitted out with quality walk-in shower cubicle. Specialist vanity style hand wash basin. WC. Tiled walls. Touch light mirror. Chrome heated towel rail.

## BEDROOM 2

Window to side and twin Velux roof windows. Wood stripped flooring. Radiator. Double wardrobe cupboard.

## ENSUITE

Velux walls. Shower cubicle with power shower. Vanity hand wash basin. WC. Tiled walls. Chrome heated towel rail.

## BEDROOM 3

Window to front with slatted window blinds. Radiator. Wood stripped flooring.

## BEDROOM 4

Window to side and twin Velux windows. Wood stripped flooring. Double wardrobe cupboard. Radiator.

## FAMILY BATHROOM

Panelled bath with shower attachment. Vanity hand wash basin with matching WC. Tiled splashbacks. Recess spotlights. Oak stripped flooring. Chrome heated towel rail.

## OUTSIDE

To the front of the property there is ample car parking for several cars and an EV fast charger. To the rear is a quality paved terraced area which the bi-fold doors open onto. The rear garden is fenced and laid mainly to lawn with established tree and shrubs. Dual side access.

## GARDEN ROOM/OFFICE

Light, power and heating.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: B

## COUNCIL TAX

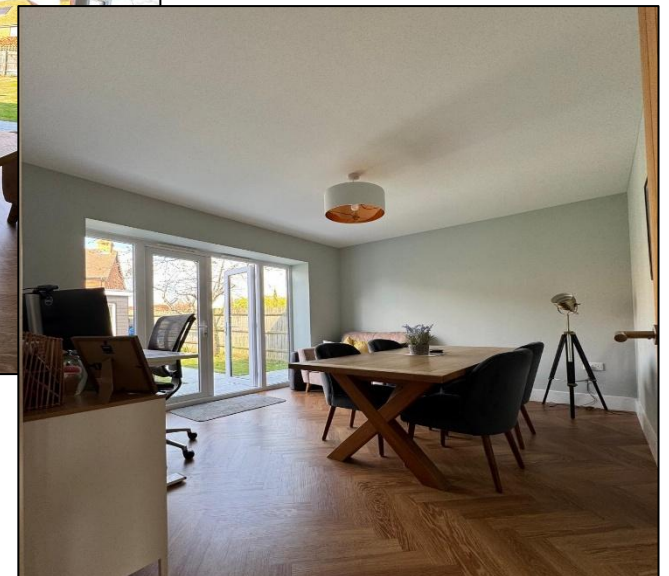
Maidstone Borough Council Tax Band F

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*

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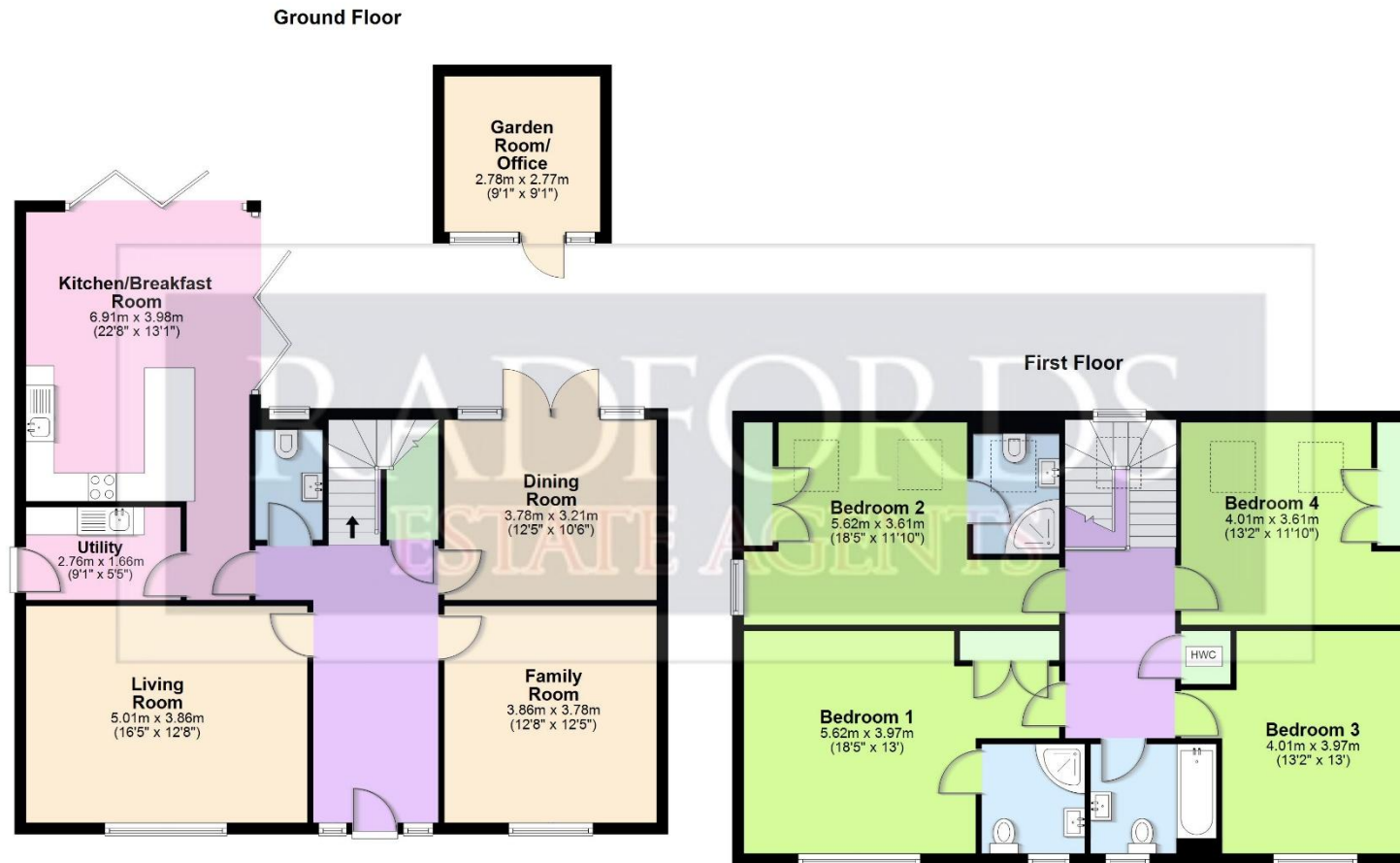


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## FLOORPLANS



Total area: approx. 193.0 sq. metres (2077.2 sq. feet)

Dimensions are approx and include Garden Room

Plan produced using PlanUp.