



'Our Focus Determines Your Reality'



THORN COTTAGE

Thorn Road
Marden Thorn
Kent
TN12 9LJ



Entrance/Utility Room * Drawing Room * Sitting Room
Kitchen/Dining Room
Ground Floor Bedroom * Shower Room

Principal Bedroom with Ensuite
Two Further Double Bedrooms, both Ensuite

Garden and Grounds approx. 0.6 Acres
Detached Annexe * Greenhouse * Various Garden Stores
Gated Off-Road Parking



STUNNING GRADE II LISTED FAMILY HOME

With origins believed to date from the 16th century with later additions, the most recent being the kitchen/dining room, this stunning Grade II Listed family home has undergone extensive renovations over recent years. Whilst providing the comfort of modern living the cottage has lost none of its character exhibiting period features throughout. Complementing the cottage, the grounds have also been extensively remodelled with the creation of additional gated parking, a herringbone brick path and pond to name but a few.

Presented in immaculate order throughout, the accommodation consists of an entrance hall which doubles as a utility room, a triple aspect drawing room with exposed beams and floor boards together with an inglenook fireplace with bread oven and French doors to the garden, a double aspect sitting room again with exposed beams, floor boards and inglenook fireplace this time with a log burning stove, and a glass link leading through to the triple aspect, light filled kitchen/dining room with a bespoke kitchen; completing the ground floor is a double aspect bedroom/study and a shower room.

On the first floor there is a double aspect principal bedroom with ensuite bath/shower room and two further double bedrooms each with ensuite shower rooms, the three bedrooms all enjoy bespoke built-in storage.



OUTSIDE

An electric gate opens onto the gravel off-road parking where a herringbone brick path leads around the cottage and creates a terrace encompassing an ornamental pond. A gravel path continues around the cottage and creates a further terrace.

The grounds of approximately 0.6 acres are bordered with mature hedging and are laid to manicured lawn interspersed with sculpted flower and shrub beds together with a variety of well-established trees. There is also a greenhouse and other garden stores.

Within the grounds there is a charming, detached annexe comprising a double aspect sitting room, a kitchen and a double bedroom with an ensuite shower room. The annexe has its own terrace and gated parking, ideal as guest accommodation to provide an income stream if required.





MARDEN AND STAPLEHURST

The village of Marden provides local everyday amenities including a variety of shops such as a Butchers, Bakery, Post Office, Country Inns, a Vineyard which produces fine Chardonnay, several Takeaway Restaurants, a Library, Veterinary Surgery, Medical Centre, Dentist, Chemist, Car Service Station, Hairdressers, Bank, Nursery and a Primary School.

There are many social clubs in the Village for all ages including Children's Football Clubs, Brownies, a Youth Club, Keep Fit Club, Cycle Club, Tennis, Hockey, Cricket, Bowls and a Theatre Group to name just a few.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local Primary there are also a number of excellent schools including grammar schools in Tonbridge and Maidstone and independents such as Dulwich School, Sutton Valence and Bethany.

For the Commuter, Marden provides a Main Line Railway Station into Central London (45 mins to London Bridge, or 55 mins to Cannon Street or Charing Cross).









SERVICES

Mains electricity and water. Oil fired central heating. Mantair Private Treatment Plant. Underfloor heating in kitchen/dining room. LPG bottles for the gas hob.

Maidstone Borough Council - Council Tax Band G

EPC Rating: n/a

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

DIRECTIONS

From our office in Stone Street, Cranbrook proceed out of the town passing Cranbrook School on the left. Upon reaching the Wilsley Pound Roundabout, take the second exit to Staplehurst and Maidstone. Continue on this road turning left at the crossroads onto Marden Road next turn left onto Pagehurst Road then take the third turning on the right into Thorn Road, the driveway to Thorn Cottage is the first on the left hand side.



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