



Longends Bungalow  
Longend Lane | Marden | Tonbridge | Kent | TN12 9SE





# Seller Insight

“ This delightful property has been in the family for the past 35 years and it has been a great place to bring up our children, but the time has come to downsize and let someone else experience what we have and take forward and improve on what we have done.

During our time here we have converted the upper floor, extended the lounge, added a utility room and conservatory. We installed the log burner and new double glazing in 2022, including the bi-fold doors and fan lights in the conservatory. We also had planning permission to build a double garage and a workshop, and the footings and concrete base have already been created. We love the location as we can enjoy the countryside and the abundance of wildlife.

Although we have neighbours nearby, we stand completely on our own with fabulous views of the countryside. There are miles of public footpaths within walking distance, so ideal if you love walking or have dogs. In fact, we enjoy the area so much we will only be moving as far as Marden village, which is only two miles from Collier Street.\*

## Location

Collier Street is a small rural village, with an excellent primary school, playing field and church. Marden village is conveniently accessible by road and public footpaths. It has a thriving community and is situated within an attractive pastoral landscape with a long history. The village includes three convenience stores, a post office, butcher, surgery, library, chemist, gift shop and a quaint coffee shop. From Marden mainline station, you can be at London Bridge in just over 40 minutes. There is also an excellent primary school, a cricket and hockey club, bowls club, a junior football team and the memorial hall. The village club hosts a number of activities, and you can enjoy a stroll in the nearby Marden Meadows, which is a site of Special Scientific Interest.

As well as the local primary school there are additional education facilities, including first class grammar and independent schools, in Maidstone, Royal Tunbridge Wells, Paddock Wood and Tonbridge, where you will also find quality shops, supermarkets, restaurants, hospitals, cinemas and theatres.

\* These comments are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent

# Step inside

## Longends Bungalow

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Whether you have horses or other livestock, or you want to develop a smallholding, this charming and extended property with stables, nestling in about 5.75 acres of land surrounded by the Kent countryside, could tick all the right boxes. Believed to have originally been built in the 1930s as a bungalow for farm workers, it now includes a spacious upper floor and an impressive conservatory. It is located along the leafy Longend Lane and is accessed via a hedge lined entrance opening onto a long driveway flanked by front lawns that continues past the front entrance to a large off road parking area.

The front door opens into the tiled hallway with stairs to the first floor. There is a double bedroom that is adjacent to the bathroom, which would be ideal for guests or family members who may find the stairs difficult. There is a charming snug with a corner log burner where you can enjoy a quiet read. It has French doors to the vast conservatory with bi-fold doors onto the garden. This provides an excellent additional seating and dining area with lovely views over the garden and beyond. While the 'piece de resistance' is the impressive lounge/dining room partially divided by a delightful central brick chimney breast, housing an open fire, and featuring wide open archways as well as solid wood flooring and a relaxing family space.

The well fitted kitchen includes tiled flooring, a Rangemaster Leisure cooker and shaker style units, housing a larder fridge and dishwasher, while the adjacent utility room has a variety of laundry facilities and additional kitchen appliances as well as a stable door to the garden.

Upstairs there is a family shower room, extensive eaves storage, a very useful study/bedroom/nursery/dressing room, with a wall of built in shelving and a single bedroom with a vanity basin. The two double bedrooms have far reaching views over the paddocks and neighbouring countryside, with the principal bedroom having fitted wardrobes.

Outside there is a charming terrace for al fresco dining and relaxing in the sunshine, bordered by raised shrub beds, two garden sheds and a greenhouse, a pathway to the stable block with three stables and tack room. The large garden is easy to maintain using a ride on mower and leading off the garden is another secluded area in which there are numerous fruit trees (cherry, plum and walnut) and three vegetable beds. The land totals over five acres of level paddocks, so large enough for horses or other animals, while still leaving space to create a menage if required. Part of this land is an ancient apple orchard and both paddock and orchard have access to a dry shelter/hay barn with water and electricity laid on to both.







#### Travel information

|                 |            |
|-----------------|------------|
| By Road:        |            |
| Marden Station  | 2.2 miles  |
| Maidstone       | 8.0 miles  |
| Paddock Wood    | 5.7 miles  |
| Tonbridge       | 11.4 miles |
| Tunbridge Wells | 11.6 miles |
| Dover Docks     | 50.2 miles |
| Channel Tunnel  | 38.0 miles |
| Gatwick Airport | 41.8 miles |
| Charing Cross   | 45.8 miles |

|                       |            |
|-----------------------|------------|
| By Train from Marden  |            |
| London Bridge         | 44 mins    |
| Cannon Street         | 1 hr 1 min |
| Charing Cross         | 1 hr       |
| Ashford International | 21 mins    |

#### Leisure Clubs and Facilities

|                                          |              |
|------------------------------------------|--------------|
| Marden Cricket and Hockey club           | 01622 822656 |
| Marden Sports Club                       | 01622 833414 |
| Marden Bowls Club                        | 07941 485089 |
| Gyms in Marden (Crossfit Hunta, Brigade) |              |
| Poult Wood Golf Club                     | 01732 364039 |
| Tonbridge School Centre                  | 01732 304111 |

#### Healthcare

|                          |  |
|--------------------------|--|
| Marden Medical Centre    |  |
| Marden Surgery           |  |
| Marden Dentist           |  |
| Marden Pharmacy          |  |
| Yalding Surgery          |  |
| Maidstone Hospital       |  |
| KIMS Hospital (Private)  |  |
| Tunbridge Wells Hospital |  |

#### Education

|                                             |  |
|---------------------------------------------|--|
| Primary Schools                             |  |
| St Margaret's Collier Street Primary School |  |
| Marden Primary Academy                      |  |
| Horsmonden Primary Academy                  |  |
| Bishop Chavasse                             |  |
| Somerhill (independent)                     |  |
| Hilden Grange Preparatory                   |  |

|                                |  |
|--------------------------------|--|
| Secondary Schools              |  |
| Mascalls Academy               |  |
| Maidstone Girls Grammar School |  |
| Maidstone Grammar School       |  |
| Invicta Grammar School         |  |
| Tonbridge Grammar School       |  |
| Tunbridge Wells Boys Grammar   |  |

|              |  |
|--------------|--|
| 01622 831257 |  |
| 01622 831210 |  |
| 01622 831556 |  |
| 01622 831495 |  |
| 01622 814380 |  |
| 01622 729000 |  |
| 01622 237500 |  |
| 01622 729000 |  |

|              |  |
|--------------|--|
| 01892 730264 |  |
| 01622 831393 |  |
| 01892 722529 |  |
| 01732 676040 |  |
| 01732 352124 |  |
| 01732 351169 |  |

|              |  |
|--------------|--|
| 01892 835366 |  |
| 01622 752103 |  |
| 01622 752101 |  |
| 01622 755856 |  |
| 01732 365125 |  |
| 01892 529551 |  |

|                                     |  |
|-------------------------------------|--|
| Weald of Kent Grammar School        |  |
| Hill View School for Girls          |  |
| The Judd School (Voluntary aided)   |  |
| Tonbridge School (Independent)      |  |
| Sevenoaks School (Independent)      |  |
| Sutton Valance School (Independent) |  |

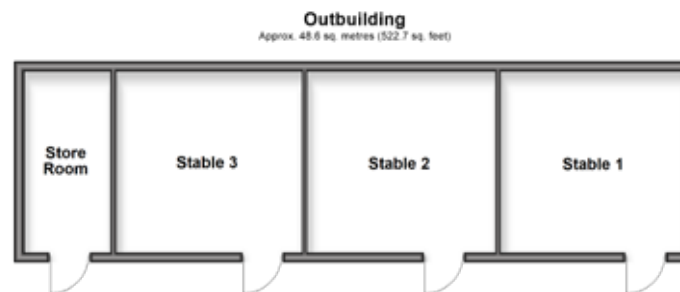
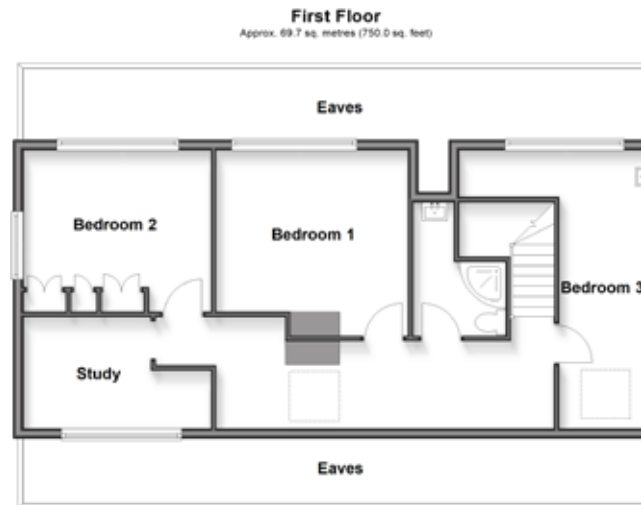
|              |  |
|--------------|--|
| 01732 373500 |  |
| 01732 352793 |  |
| 01732 770880 |  |
| 01732 365555 |  |

#### Entertainment

|                     |  |
|---------------------|--|
| Woolpack            |  |
| Stile Bridge        |  |
| West End Tavern     |  |
| Marden Village Club |  |
| The Unicorn         |  |
| Odeon Maidstone     |  |
| The Kino, Hawkhurst |  |
| Hazlitt Theatre     |  |

#### Local Attractions/landmarks

|                  |  |
|------------------|--|
| Tonbridge Castle |  |
| Hever Castle     |  |
| Leeds Castle     |  |
| Chartwell        |  |
| Penshurst Place  |  |
| Knole House      |  |
| Hall Place Leigh |  |



## GROUND FLOOR

|                      |                             |
|----------------------|-----------------------------|
| Living Area          | 21'0 x 12'1 (6.41m x 3.69m) |
| Dining / Family area | 23'0 x 12'2 (7.02m x 3.71m) |
| Kitchen              | 10'9 x 10'6 (3.28m x 3.20m) |
| Utility Room         |                             |
| Snug                 | 12'1 x 8'2 (3.69m x 2.49m)  |
| Conservatory         | 17'8 x 16'3 (5.39m x 4.96m) |
| Bedroom 4            | 12'0 x 11'0 (3.66m x 3.36m) |
| Bathroom             | 5'7 x 5'1 (1.70m x 1.55m)   |

## FIRST FLOOR

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Bedroom 1         | 12'3 (3.74m) narrowing to 9'4 (2.85m) x 11'0 (3.36m) |
| Bedroom 2         | 12'3 x 10'0 (3.74m x 3.05m)                          |
| Bedroom 3         | 12'5 x 10'1 (3.79m x 3.08m)                          |
| Bedroom 5 / Study |                                                      |
| Shower Room       | 8'3 (2.52m) narrowing to 4'11 (1.50m) x 5'0 (1.53m)  |

## OUTSIDE

Tack Room  
Stable 1  
Stable 2  
Stable 3

Council Tax Band: G  
Tenure: Freehold



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