



Campion Way, Marden, TN12 9GF
Offers In Excess Of £575,000



IMMACULATE DETACHED FAMILY HOME IN THE SOUGHT-AFTER VILLAGE OF MARDEN, WITHIN WALKING DISTANCE OF THE MAINLINE STATION OFFERING FREQUENT SERVICES TO LONDON

Campion Way is a smart, modern family home built only in 2017 and set within a popular residential development in the heart of the village. The layout is well considered, offering bright, well-proportioned accommodation that works equally well for everyday living and entertaining.

The ground floor features an inviting entrance hall with a cloakroom, leading through to a generous kitchen/dining room that extends from front to back — a real hub of the home with plenty of natural light. A separate lounge, also running the full depth of the house, provides a comfortable and versatile living space.

Upstairs, the main bedroom enjoys fitted wardrobes and a well-appointed en-suite shower room. Two further generous bedrooms and a modern family bathroom complete the first floor.

Outside, the property benefits from a driveway providing private off-road parking, along with a garage. The rear garden is neatly enclosed, with a patio area and lawn, offering an easy-to-manage outdoor space for both relaxation and entertaining.

Located in Marden, the property is well placed for village amenities including a popular primary school and the mainline station, which offers frequent services into London — making this an excellent option for commuters and families alike. A viewing is strongly encouraged to appreciate the space, layout and setting. Call Page and Wells Loose Office today and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall 14'8" x 6'8" (4.49m x 2.05m)

Lounge 20'6" x 12'3" (6.27m x 3.75m)

Kitchen/Dining Room 20'7" x 10'4" (6.28m x 3.15m)

Cloakroom

FIRST FLOOR

Bedroom 1 13'3" x 10'2" (4.04m x 3.10m)

En-Suite

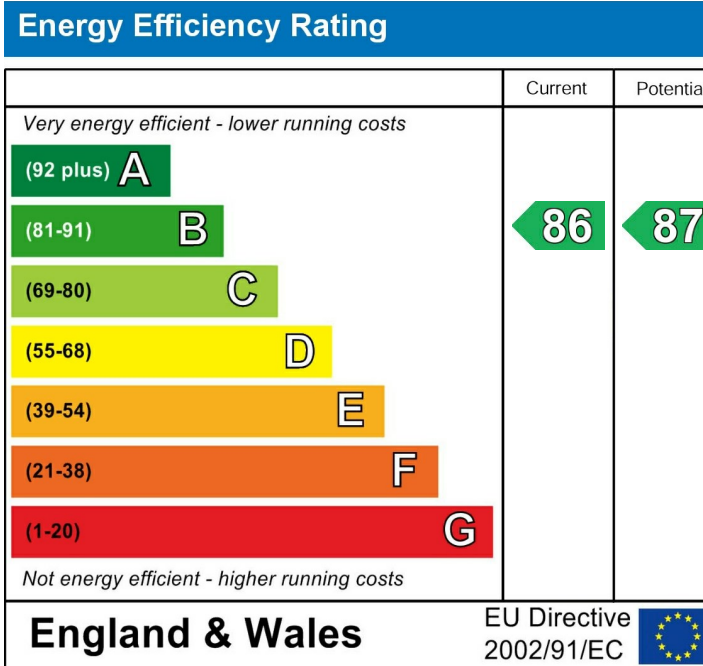
Bedroom 2 10'11" x 10'1" (3.33m x 3.08m)

Bedroom 3 10'4" x 9'5" (3.15m x 2.89m)

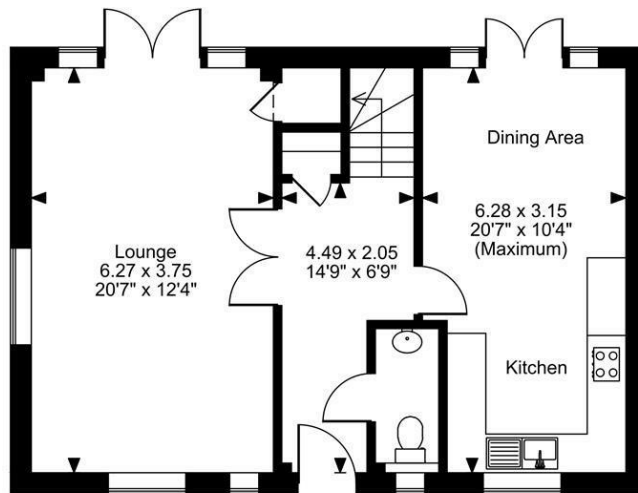
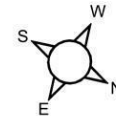
Family Bathroom

EXTERNALLY

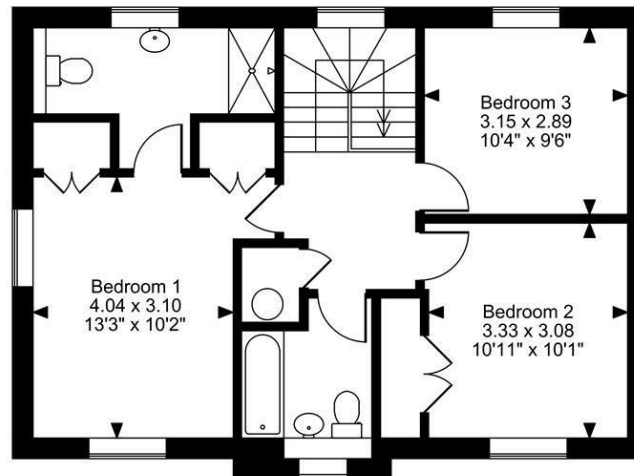
Garage 18'11" x 9'8" (5.78m x 2.96m)



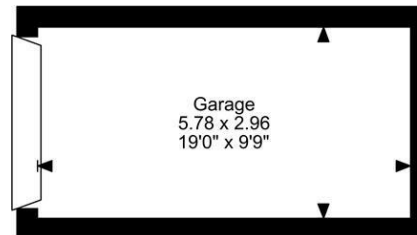
Campion Way, Marden, Tonbridge
Approximate Gross Internal Area
Main House = 1236 Sq Ft/115 Sq M
Garage = 184 Sq Ft/17 Sq M
Total = 1420 Sq Ft/132 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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