



Lambert & Foster



LITTLE SPRINGFIELD

GOUDHURST ROAD | MARDEN | KENT | TN12 9LT

A rare opportunity to purchase a beautiful three-double bedroom, two-bathroom detached cottage that has been completely renovated by the current owners. It sits on an amazing plot of 1.75 acres that also has the added benefit of a detached barn outbuilding, detached office, shed, fantastic kitchen garden for vegetables and herbs and a pergola with a large covered terrace overlooking the Kent countryside. The garden borders are not overlooked and have mature trees and shrubs that provide privacy and seclusion. There is a block paved driveway with plenty of parking. The property is located in the popular village of Marden with its many amenities that include a mainline station that has fast links into London.

Guide Price £950,000

FREEHOLD





LITTLE SPRINGFIELD

GOUDHURST ROAD, MARDEN, TONBRIDGE, KENT, TN12 9LT

- Three-double bedroom, two-bathroom detached house
- Set in 1.75 Acres of secluded garden and open spaces
- Detached barn and detached office
- Gated driveway with ample parking and blocked paving
- Pergola with covered terrace and pizza oven, with fantastic views across the Kent countryside
- Close to the Village of Marden with a mainline station that provides fast links to London

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///womanly.shoelaces.using

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Cesspit **Heating:** LPG

BROADBAND: Standard and Ultrafast

MOBILE COVERAGE: Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council

COUNCIL TAX: Band F **EPC:** D (59)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

Reservoirs: Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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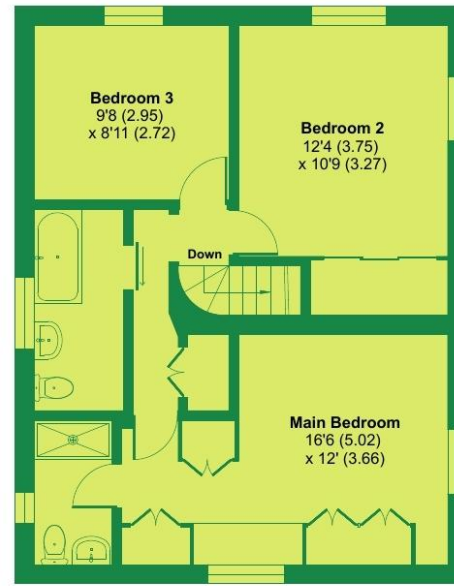
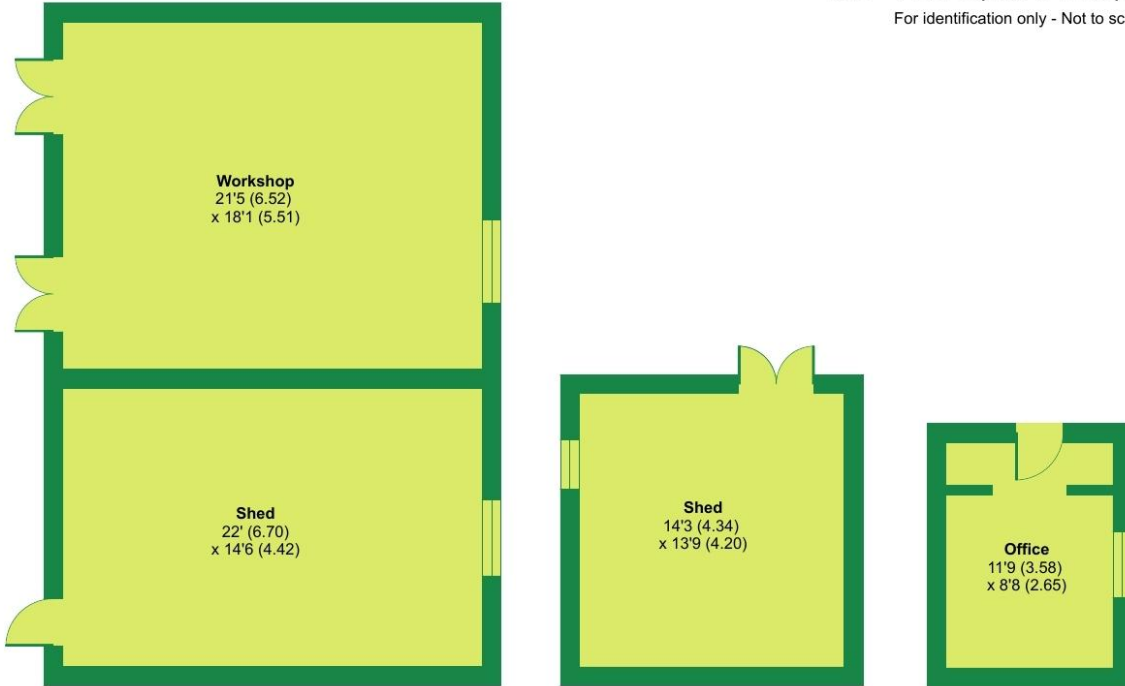
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Little Springfield, Goudhurst Road, Marden, Tonbridge, TN12 9LT

Approximate Area = 1193 sq ft / 110.8 sq m
 Outbuildings = 1008 sq ft / 93.6 sq m
 Total = 2201 sq ft / 204.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Lambert and Foster Ltd. REF: 1439217

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