



Lambert & Foster



DUCKIES COTTAGE

BATTLE LANE | MARDEN | TONBRIDGE | TN12 9DN

Tucked away in a secluded position at the end of a long driveway, this generous plot has 1.8 acres with a truly unique three/four bedroom detached family home with a wealth of character and versatile living accommodation. It includes a bespoke kitchen/dining room with BI folding doors into the garden, cloak room with shower, living room, snug, study/bedroom, conservatory, two further double bedrooms and a master bedroom with a beautiful vaulted ceiling and a family bathroom. The property has the added benefits of a pond, ample parking and various outbuildings. Located in this private rural setting on the outskirts of Marden with access to all the local amenities including a mainline station into London.

Guide Price £800,000 - £850,000

FREEHOLD





DUCKIES COTTAGE

BATTLE LANE, MARDEN, TONBRIDGE, KENT, TN12 9DN

- Generous 1.8 acres with a large pond
- Outbuildings that included detached garage and stables
- Detached three/four bedroom house that provides versatile family living
- Modern kitchen dining room
- Large lounge and Conservatory
- Secluded and completely private rural location, with country walks out the back gate and nature reserve nearby
- Marden Mainline station a short distance away

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///rollover.wiring.last

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Cesspit **Heating:** Wet Electric System

BROADBAND: Standard and Superfast Available

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:** F (23)

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

Duckies Cottage, Battle Lane, Marden, Tonbridge, TN12 9DN

Approximate Area = 1826 sq ft / 169.6 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 609 sq ft / 56.5 sq m

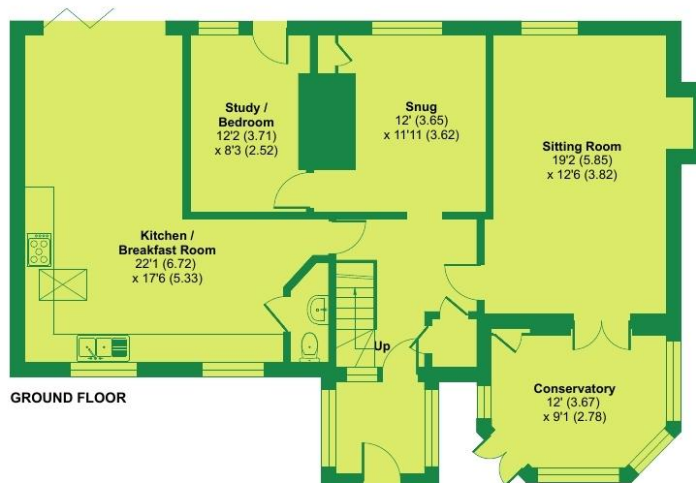
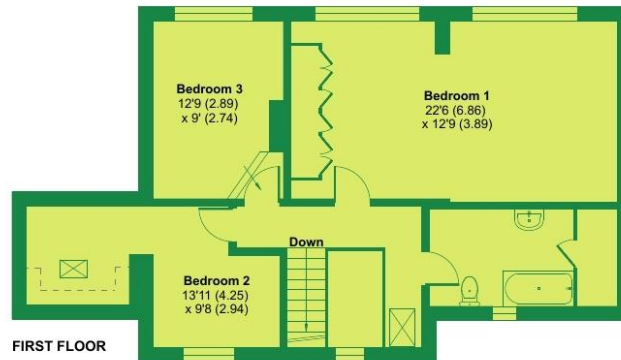
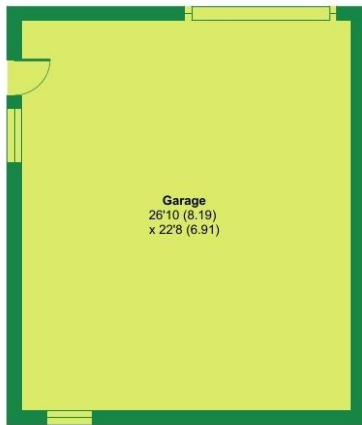
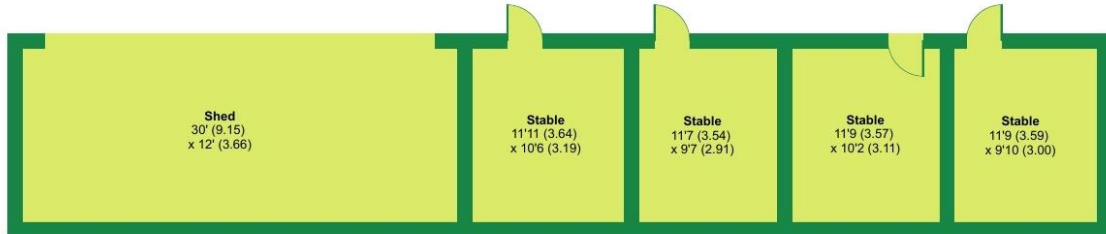
Outbuildings = 841 sq ft / 78.1 sq m (excludes shed)

Total = 3289 sq ft / 305.4 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1439625

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