RADFORDS
ESTATE AGENTS

Village Houses

WHITE LYON HOUSE
HIGH STREET, MARDEN
KENT
TN12 9DR

OFFERS IN EXCESS OF £900,000
FREEHOLD

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ONE OF THE OLDEST AND MOST IMPORTANT HOUSES IN THE VILLAGE, WHICH STILL RETAINS A BEAUTIFUL WEALTH OF EXPOSED BEAMS AND FINE INGLE-NOOK FIREPLACES.

SET IN A CENTRAL VILLAGE LOCATION WITHIN EASY WALKING DISTANCE OF THE MAINLINE RAILWAY STATION, AMENITIES, AND MEDICAL CENTRE. MARDEN ITSELF IS A THRIVING VILLAGE WITH A STRONG COMMUNITY SPIRIT. GRADE II LISTED, THE ACCOMMODATION WOULD IDEALLY SUIT TWO FAMILIES OR PROVIDE MAGNIFICENT OVERALL LIVING ACCOMMODATION.

FIVE RECEPTION ROOMS, TWO KITCHENS, LANDING, TWO BEDROOMS WITH EN-SUITE BATHROOMS, FOUR FURTHER BEDROOMS SITUATED OVER TWO FLOORS, CELLAR, FORMAL GARDENS AND GARAGE

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS The property will be found in the middle of the village, situated in the direction of Goudhurst on the right-hand side.

DESCRIPTION

White Lyon House is a Wealden house built in the 1400s during the height of the cloth trade in Marden. The property is full of history, and it is believed that the house was involved in the cloth trade at some stage. There is also the possibility of it having been a former public house and school.

The property is currently arranged as two dwellings but could easily be reinstated as one substantial family home. The ground floor of one part offers a reception hall/study area, snug, dining room, and kitchen. Additionally, there is a family room approached through the front door, sitting room, dining room, and kitchen.

Two staircases serve the property, providing access to the bedrooms, two of which are en-suite, together with four further bedrooms, totalling six bedrooms arranged over two floors.

We recommend an internal inspection to fully appreciate what is on offer with this fine property and its wealth of original features.

There is an area of frontage extending to the side. Historically, the property enjoyed an area of courtyard with workshop. The main gardens lie to the side and rear and are laid mainly to lawn with established hedging, bushes, and patio areas.

There is a separate garage with hardstanding for cars and access via electric gates. The first floor of the garage has been converted into useful storage space/potential guest bedroom.

LOCATION

The property is set in the centre of the popular Wealden village of Marden, with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station, and shop. There is an excellent primary school in the village and private schools in surrounding villages and towns (Sutton Valance School, Bethany School, Dulwich Prep School, and Cranbrook Grammar School).

The mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away, providing a wider range of leisure and shopping facilities.

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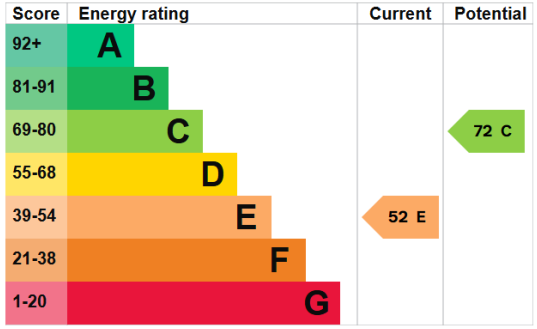
ENERGY PERFORMANCE RATING



EPC rating: E

COUNCIL TAX

Maidstone Borough Council Tax Band G

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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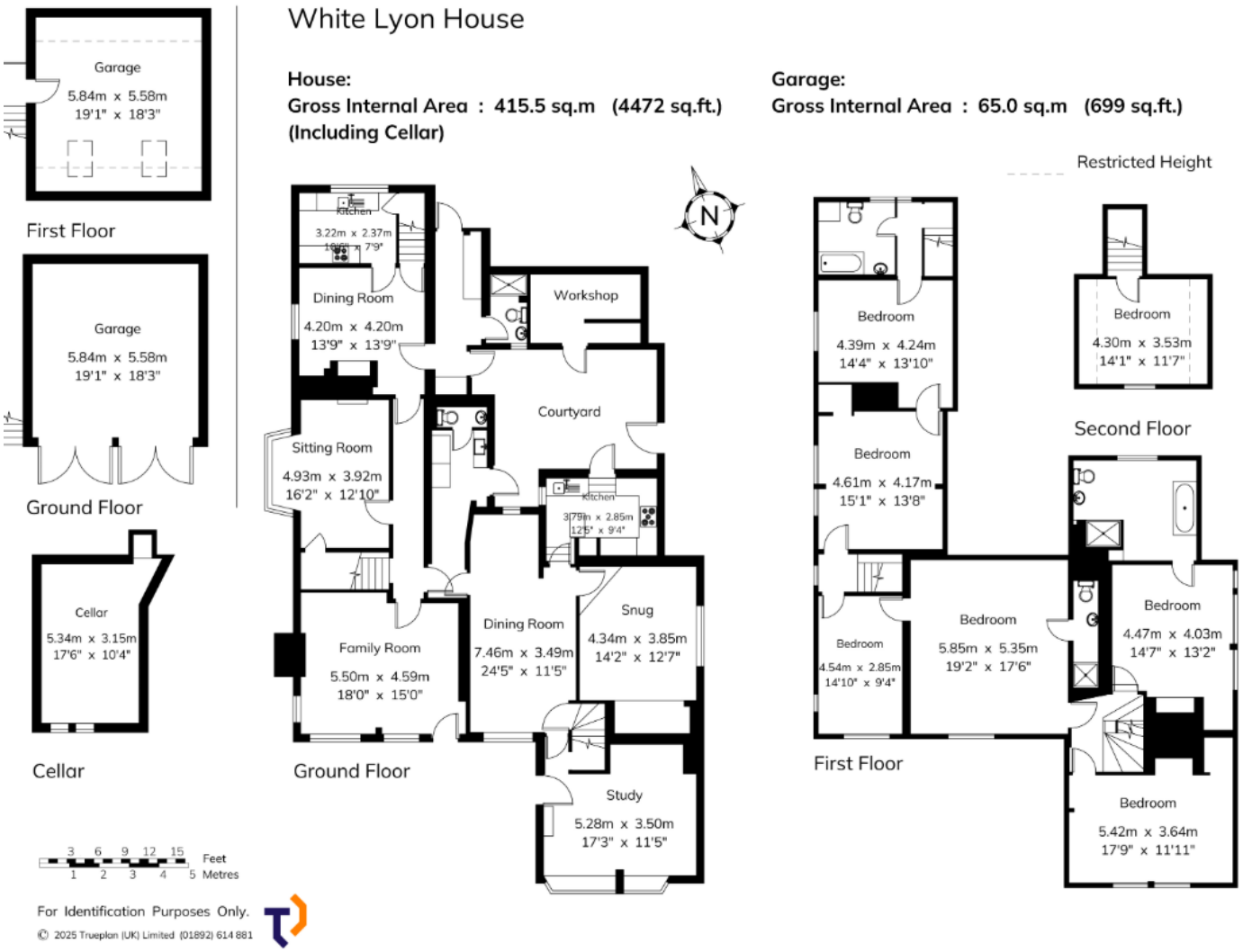
FLOORPLANS



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