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ESTATE AGENTS

Village Houses

WOODVILLE,
WEST END
MARDEN, KENT
TN12 9HY
PRICE £595,000 - FREEHOLD

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WOODVILLE, WEST END, MARDEN, KENT, TN12 9HY

A beautifully restored and extended late victorian semi-detached home, just a short walk from the village centre and mainline station

ENTRANCE VESTIBULE, ENTRANCE HALL, LIVING ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, CONSERVATORY, LANDING, THREE DOUBLE BEDROOMS AND FAMILY BATHROOM. OUTSIDE, A 100FT SOUTH-FACING GARDEN AND DRIVEWAY PARKING FOR TWO CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden, proceed along Goudhurst Road. Shortly after passing the turning for Pattenden Lane, the property will be found on the left-hand side, identified by our For Sale board.

DESCRIPTION A beautifully restored and extended late Victorian semi-detached home, offering generous living space, period character and a superb 100ft south-facing garden, all within a short walk of Marden village centre and mainline station. Dating back to 1891, this elegant family home combines high ceilings and original features with a warm, inviting atmosphere and the practicality of modern living, including double glazing throughout with sash-style windows.

The property is situated in the popular Wealden village of Marden, which offers a range of local amenities including village stores, butchers, bakers, a post office and petrol station. There is an excellent primary school within the village, while the mainline station provides regular commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). Surrounded by beautiful Kent countryside, the area is also home to renowned local vineyards such as Hush Heath Estate, adding to the village's charm and lifestyle appeal. The county town of Maidstone lies around 8 miles away, offering a wider selection of leisure and shopping facilities.

ENTRANCE VESTIBULE

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Featuring original Victorian tiled flooring, with secondary front door leading through to:

ENTRANCE HALL

Fitted carpeting, radiator, and stairs rising to the first floor. Attractive period detailing including dado rails. Understairs storage cupboard housing fuse box and electric meter, with additional shelving.

LIVING ROOM

A bright and welcoming space with a large front-facing bay window, fitted carpeting, radiator, feature log burner, and attractive period details including picture rail and cornicing.

DINING ROOM

Fitted carpeting with a feature boarded fireplace, complemented by picture rail and cornicing, and French doors opening into:

STUDY

A versatile space with tiled flooring, exposed brickwork and excellent natural light from rear and side windows, as well as a rooflight. Overlooking the garden.

KITCHEN/BREAKFAST ROOM

Fitted with a range of cream base and wall-mounted units with under-cabinet lighting, complemented by granite worktops. Belfast sink with mixer tap and Rangemaster cooker with electric ceramic hob and extractor hood. Integrated fridge and dishwasher. Strip oak flooring and window overlooking the patio. Cupboard housing Ideal combi boiler.

UTILITY ROOM

A well-equipped utility room with tiled flooring, base units and inset sink, integrated washing machine and tumble dryer, and full-height cabinetry housing a fridge-freezer.

DOWNSTAIRS SHOWER ROOM

Comprising walk-in shower, wash basin and WC, with tiled flooring, frosted window and chrome heated towel rail.

CONSERVATORY

Slate flooring. Radiator to front. Double doors to rear garden.

LANDING

Carpeted landing with stairs rising to the first floor and further steps leading to the rear of the house. Period features include dado rails. Further stairs leading to…

BEDROOM ONE

A spacious double bedroom with fitted wardrobes, radiator, and windows to the front and side providing plenty of natural light. Attractive period features include a picture rail, and the room comfortably accommodates a super king-size bed.

BEDROOM TWO

Double bedroom with rear aspect, radiator, feature fireplace, built-in shelving, and period detailing including picture rail and cornicing.

Walking towards the rear end of the house, down a couple of steps…

BEDROOM THREE

A further double bedroom with windows to the rear and side, and radiator.

BATHROOM

A well-appointed bathroom featuring a panelled bath, large walk-in rain shower, marble-topped vanity unit with wash basin, and WC. Finished with stylish Laura Ashley tiling, along with a heated towel rail and window to the side.

OUTSIDE

To the front, a paved driveway provides off-road parking for two vehicles, bordered by a hedged frontage and brick wall. A side gate leads to a service area with sheds and access through to the rear garden.
The impressive south-facing rear garden extends to approximately 100ft and is mainly laid to lawn, with a patio area ideal for outdoor dining and entertaining. The garden is complemented by established planting, along with an external power point and tap.

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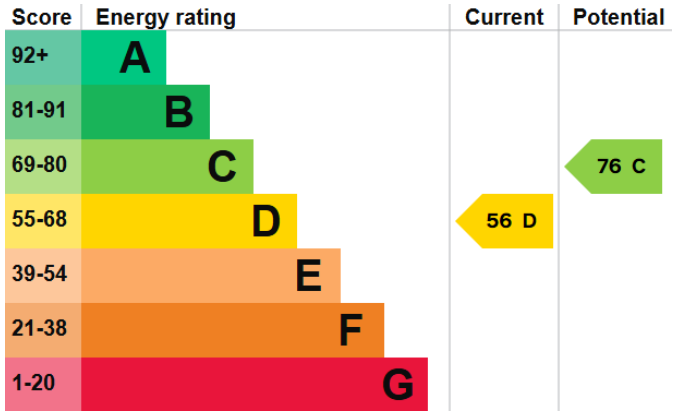
ENERGY PERFORMANCE RATING



EPC rating: D

COUNCIL TAX

Maidstone Borough Council Tax Band E

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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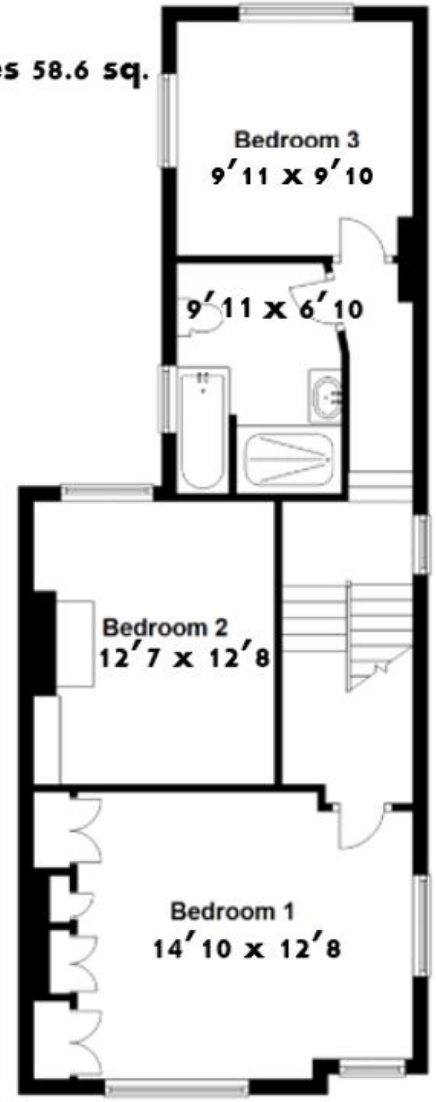
FLOORPLANS

Ground Floor
approx. 83.20 sq. metres

First Floor
approx. metres 58.6 sq.



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