



Lambert & Foster



HORLANDS COTTAGES

BATTLE LANE | MARDEN | KENT | TN12 9DD

This beautifully presented semi-detached home is located in the highly sought-after village of Marden surrounded by picturesque views. The property comprises an entrance hall leading to a dining room and kitchen, complemented by a separate utility room and ground floor W/C. A spacious living room leads into a family room with direct access to a low maintenance garden, creating an ideal space for modern family living and entertaining. Upstairs, there are four double bedrooms, two bathrooms and master suite with an en-suite bathroom featuring a freestanding bath and enjoying stunning countryside views. Additional benefits include an EV charging point, outbuilding with power and water mains, excellent local sporting facilities with a thriving hockey community, convenient access to village amenities and the mainline station, with NO ONWARD CHAIN.

Guide Price £700,000
FREEHOLD





1 HORLANDS COTTAGES

BATTLELANE, MARDEN, TONBRIDGE, KENT, TN12 9DD

- No Onward Chain
- Four-bedroom, three-bathroom semi-detached property
- Spacious versatile living
- Driveway and EV charging point
- Mainline station with links to London
- Convenient access to local amenities

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///piano.flashback.excavate

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Treatment Plant **Heating:** Oil

BROADBAND: Standard, Superfast and Fibre 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 D **EPC:** D (64)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: None **Surface Water:** None

Reservoirs: None **Groundwater:** None

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

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof



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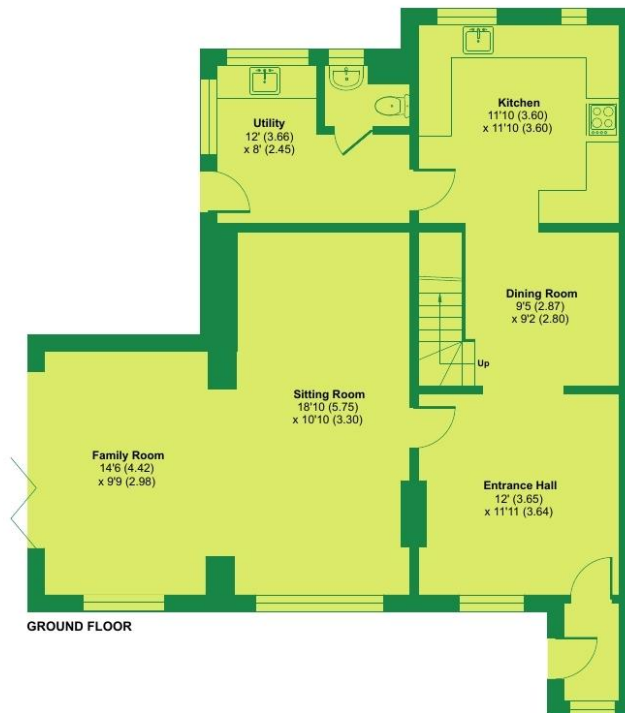
1 Horlands Cottages, Battle Lane, Marden, Tonbridge, TN12 9DD

Approximate Area = 1885 sq ft / 175.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1470089

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