

RADFORDS
ESTATE AGENTS

Country Homes

**No Onward
Chain**



**3 BLUE HOUSE COTTAGES
BATTLE LANE
MARDEN
KENT
TN12 9AN**

**OFFERS INVITED FOR THE
FREEHOLD PRICE GUIDE
£450,000**



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3 BLUE HOUSE COTTAGES, BATTLE LANE, MARDEN, KENT, TN12 9AN

A RARE OPPORTUNITY TO ACQUIRE A LOVELY GRADE II LISTED PERIOD COTTAGE, TRADITIONALLY CONSTRUCTED WITHIN AN OLD ORIGINAL OAK FRAME BENEATH A KENTISH PEG TILED ROOF.

The property is weatherboard cladded in a traditional style. The cottage is an excellent cottage for someone wishing to improve a historic cottage. Benefiting from oil-fired central heating throughout. The property also enjoys a private Clargester drainage system and has mains and electricity connected.

LIVING ROOM, DINING ROOM, KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, GARDENS AND CAR PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

The property is set on the outskirts 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 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 both leisure and shopping facilities.



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MAIN LIVING ROOM

Double aspect. Inglenook fireplace with wood burning stove. Fitted carpeting. Exposed beams. Traditional front door.

DINING ROOM

Double glazed window to front. Fitted carpeting. Radiator.

KITCHEN

Double aspect and door to rear. Fitted out with base and wall units. Inset stainless steel single drainer sink unit. Oil-fired boiler serving domestic hot water and central heating.

STAIRCASE

Leading to:

LANDING

Exposed beams. Useful storage cupboard.

MAIN BEDROOM

Double aspect. Exposed beams. Radiator. Fitted carpeting.

BEDROOM 2

Window enjoying lovely views. Exposed beams. Briquette fireplace. Radiator.

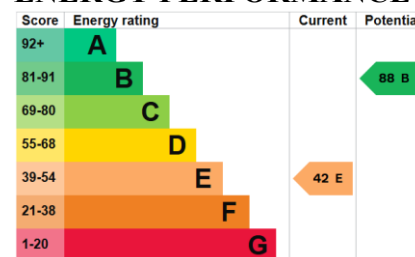
SPACIOUS BATHROOM

Walk-in shower cubicle. Hand wash basin. WC. Exposed beams. Radiator.

OUTSIDE

Situated in beautifully laid and out maintained gardens with surrounding hedging in old English style. The gardens are laid mainly to lawn with established shrubs. Shaped frontage hedging. Vegetable garden area. Clargest private drainage system. Area of side garden with fencing. Outside WC and garden shed. Hardstanding area for several cars and service area with access to oil tank for central heating.

ENERGY PERFORMANCE RATING



EPC rating: E

COUNCIL TAX

Maidstone Borough Council Tax Band E

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details 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



First Floor



Total area: approx. 94.9 sq. metres (1021.5 sq. feet)

Dimensions are approx

Plan produced using PlanUp.