



Claygate

Marden TN12 9PG

Offers In The Region Of £495,000



COUNTRY HOMES

Marden TN12 9PG

Delightful 3 bed character cottage offering superb views and a high specification throughout.

Early viewing is highly encouraged of this lovely home which hosts an array of wonderful features including under floor heating, smart lighting and central heating, an insulated home office/gym and high speed fibre optic broadband.

The property comprises a sitting room with views over the Kent countryside, dining room, boot room/utility area and downstairs cloakroom. The kitchen sits to the rear of the property and flows out to the conservatory. There is plenty of cupboard space in the kitchen and a lovely limestone floor with under floor heating.

Upstairs, the master bedroom also benefits from stunning views, there is a further double bedroom at the rear of the property, a study area and a contemporary family bathroom with generous size bath, separate 'walk-in' shower, a built-in TV and underfloor heating. As you can see from the floor plan, bedroom 3 is on the second floor and provides a further great size room.

Externally, the rear garden has been landscaped and is mainly laid to lawn but also features a patio area. There is a purpose built, insulated home office with light, power and broadband. There is also a shed, again with power.

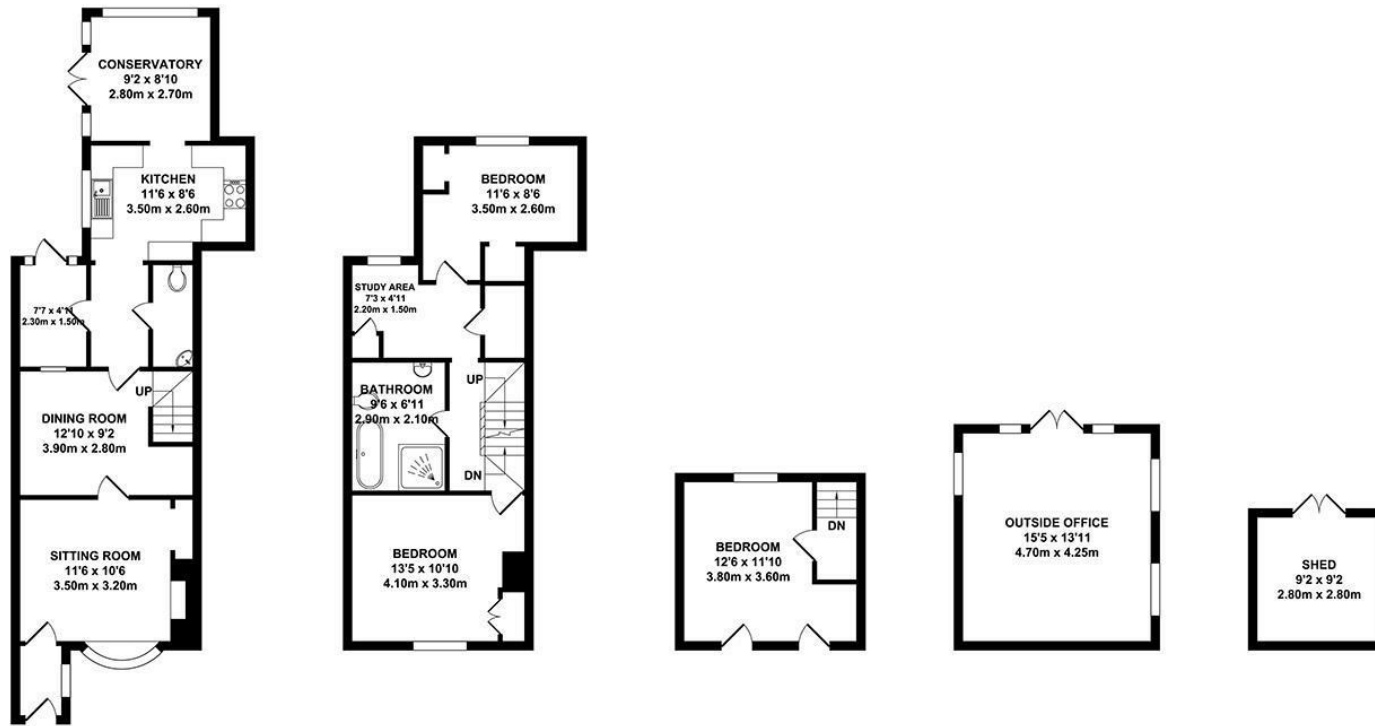
The property benefits from a driveway to the front, with parking for several cars.

Situated only a short drive from Paddock Wood and the delightful village of Marden, both offering shopping amenities and accesses to mainline stations with links to London Charing Cross and London Bridge.

Early viewing is highly encouraged.

- Impressive 3 bed cottage
- 3 reception rooms
- Kitchen
- Downstairs cloakroom
- Large family bathroom
- Study area
- Rear garden
- Outside office/gym
- Rural views
- Early viewing highly encouraged





GROUND FLOOR
APPROX. FLOOR AREA
554 SQ.FT.
(51.47 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
456 SQ.FT.
(42.36 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
168 SQ.FT.
(15.58 SQ.M.)

OUTBUILDING/CABIN
APPROX. FLOOR AREA
299 SQ.FT.
(27.82 SQ.M.)

TOTAL APPROX. FLOOR AREA 1477 SQ.FT. (137.23 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		66	39
EU Directive 2002/91/EC			

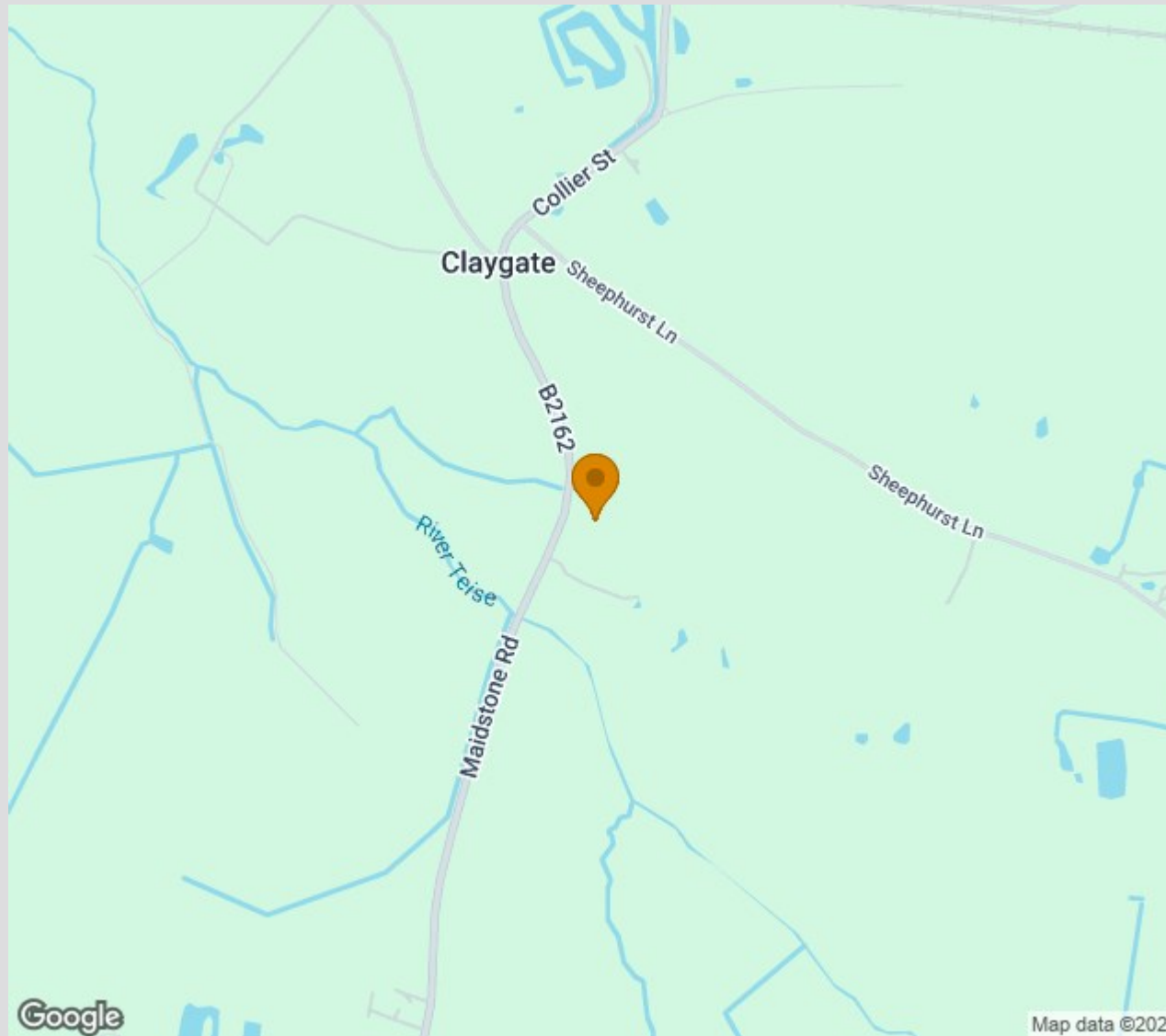




Location Map

Tenure: Freehold

Council tax band: D



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