



Lambert & Foster



WHITE COTTAGE

BATTLE LANE | WANSHURST GREEN | MARDEN | KENT | TN12 9DF

A well presented Grade II listed detached cottage, providing character accommodation arranged over two floors, incorporating three bedrooms, sitting room with open inglenook fireplace, dining room, fitted kitchen/breakfast room and snug/TV room, complemented by an established, well stocked, traditional garden including a detached garage with workshop and Hartley Botanic Planthouse, all occupying a semi-rural location.

Guide Price £770,000



FREEHOLD

WHITE COTTAGE

BATTLE LANE | WANSHURST GREEN | MARDEN | KENT | TN12 9DF

White Cottage is a pretty Grade II listed detached cottage, presenting white weatherboarded elevations set with secondary glazed, large paned, timber framed casement and dormer windows, set beneath a pitched and hipped tiled roof. The character accommodation is arranged over two floors and is briefly described as follows: entrance porch with tiled floor and a double aspect, sitting room with an inglenook fireplace, exposed timbers and a double aspect, snug/TV room with exposed timbers, studwork and a double aspect, dining room with bespoke sideboard, exposed timbers and a pleasant view to the front. A ground floor cloak/shower room is fitted with a white suite with a walk-in shower.

The kitchen/breakfast room is a particular feature with oak fronted cupboards and drawers by Roundel Design, granite worktops inset with twin butler sinks, a Britannia range style cooker with six ring LPG fired hob and two electric ovens, integrated dishwasher and washer/dryer, broom cupboard and a triple aspect with a pleasant outlook across the gardens. Three bedrooms are arranged over the first floor. Bedroom one, has a double aspect with exposed timbers and a wardrobe. A low doorway leads to an interconnecting study/nursery. The bathroom is fitted with a white suite including integrated wc, granite topped vanity unit and panel bath with mixer tap and shower attachment.

Five bar double wooden gates open onto a gravelled drive, leading up to a detached single garage with double wooden doors and a concrete floor with a useful attached workshop.

The gardens are well established and stocked with a range of herbaceous perennials and spring bulbs with a pretty brick pathway, paved seating areas, pergolas with climbers, a Hartley Botanic Planthouse, and an hexagonal timber summerhouse. A boiler room houses the oil fired Boulter boiler, providing domestic hot water and central heating.



- Sitting room with inglenook fireplace
- Dining room
- Snug/TV room
- Kitchen/breakfast room with oak fronted units by Roundel Design
- Cloak/shower room
- First floor landing
- Three bedrooms (incorporating two double rooms and one single room)
- Interconnecting study/nursery
- Secondary glazing
- Oil fired central heating
- Well stocked, established gardens with hexagonal summerhouse and Hartley Botanic Planthouse
- Total plot size approximately 0.3 of an acre
- Marden mainline station approximately 2 miles distance
- Cranbrook approximately 8 miles distance
- Maidstone approximately 7 miles distance

DIRECTIONS

From Cranbrook follow the A229 in a northerly direction towards Staplehurst/Maidstone. Proceed into the centre of Staplehurst village turning left at the traffic lighted crossroads into Marden Road. Continue along this road and on reaching the minor staggered crossroads turn right into Battle Lane. Proceed on over the railway bridge and continue on. White Cottage will be found set back on the right hand side after approximately 0.25 miles.

GENERAL

Tenure: Freehold

Services: Mains electricity and water. Newly installed Tricel private sewage treatment plant, oil fired central heating. LPG connection for cooker.

Local authority: www.maidstone.gov.uk

Council tax: Band G **EPC:** N/A

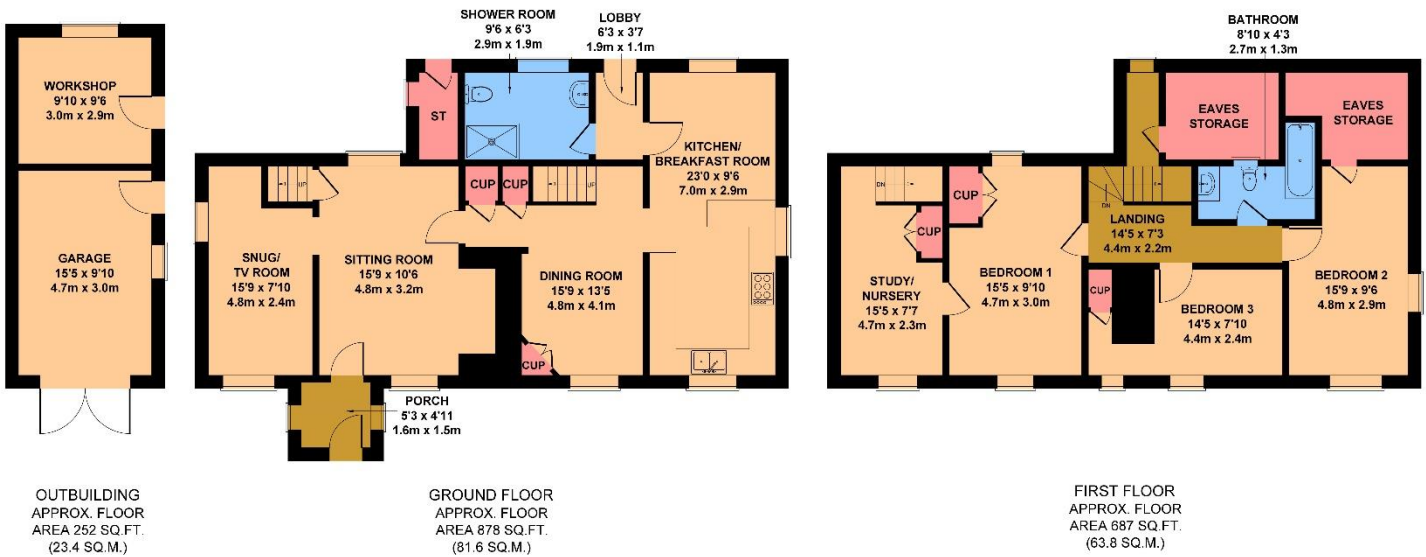
VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.