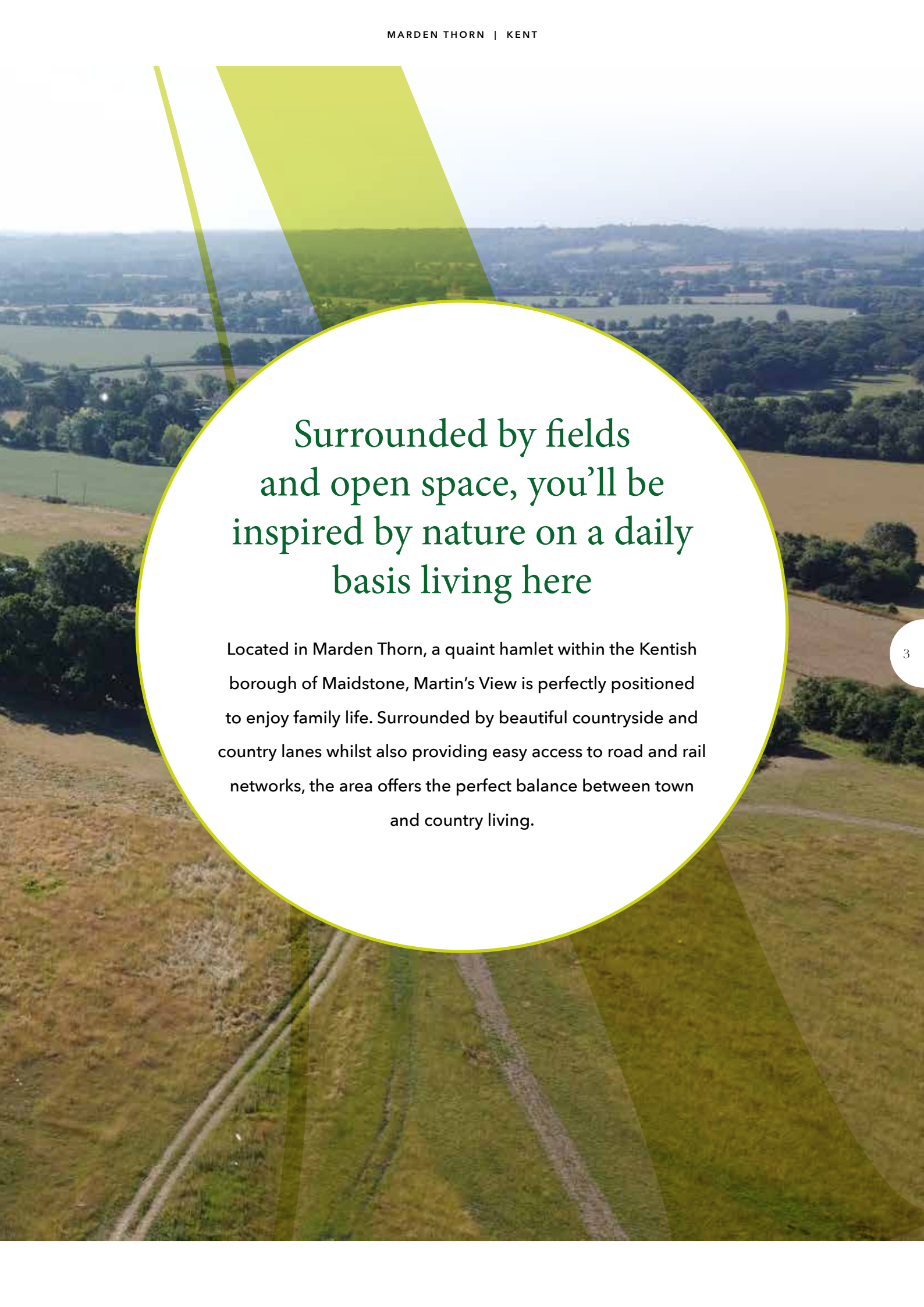


The page features several thick, curved, lime green abstract shapes that sweep across the white background, creating a dynamic and modern aesthetic. These shapes are positioned around the central text, framing it without obscuring it.

# Martin's View

MARDEN THORN | KENT





## Surrounded by fields and open space, you'll be inspired by nature on a daily basis living here

Located in Marden Thorn, a quaint hamlet within the Kentish borough of Maidstone, Martin's View is perfectly positioned to enjoy family life. Surrounded by beautiful countryside and country lanes whilst also providing easy access to road and rail networks, the area offers the perfect balance between town and country living.



4

# Out and about

Just a short drive away, the nearby village of Marden offers a range of shops and boutiques for every day conveniences, including a local store, farmshop, doctors surgery, pharmacy, library, Marden Cricket & Hockey Club, Marden Primary School and a selection of pubs and restaurants. The popular Balfour Winery is on the doorstep at Hush Heath Estate, offering beautiful panoramic views over the vineyard and a fresh, seasonal menu served among their award-winning wines.

Marden train station offers fast and frequent services to London Bridge in 47 minutes, Ashford International in 25 minutes and Dover Priory in under an hour; and the M25 and M20 motorways are both in easy reach for access to the motorway network and Gatwick airport, providing plenty of connections to enjoy Kent, London and beyond.





For a more extensive retail and leisure experience, the towns of Tunbridge Wells and Maidstone are just a short drive away where various shops, restaurants and leisure facilities can be found. The Pantiles in Tunbridge Wells offers a unique shopping experience with independent stores, cafes and outside entertainment, whilst the popular Mote Park in Maidstone offers vast beautiful, green parkland and a calendar of events and concerts.



“ There is really something for the whole family to enjoy ”



6

# Investing in your children's future

Martin's View is spoilt for choice when it comes to nearby primary and secondary schools. There are a number of excellent schools in the area including a selection of private, state and grammar schools. The highly recognised Benenden School for Girls in nearby Cranbrook offers a boarding school education, whilst Cranbrook and Sutton Valence schools both offer high standard secondary schooling. For primary schools, Staplehurst School, Boughton Monchelsea and St Margaret's Collier Street are all rated 'Good' by Ofsted.





## Site plan and housetypes



Computer generated images



Home 1  
4 BEDROOMS



Home 2  
3 BEDROOMS



Home 3  
3 BEDROOMS



Home 4  
4 BEDROOMS



Home 5  
4 BEDROOMS



Home 6  
3 BEDROOMS



Home 7  
3 BEDROOMS



Home 8  
4 BEDROOMS

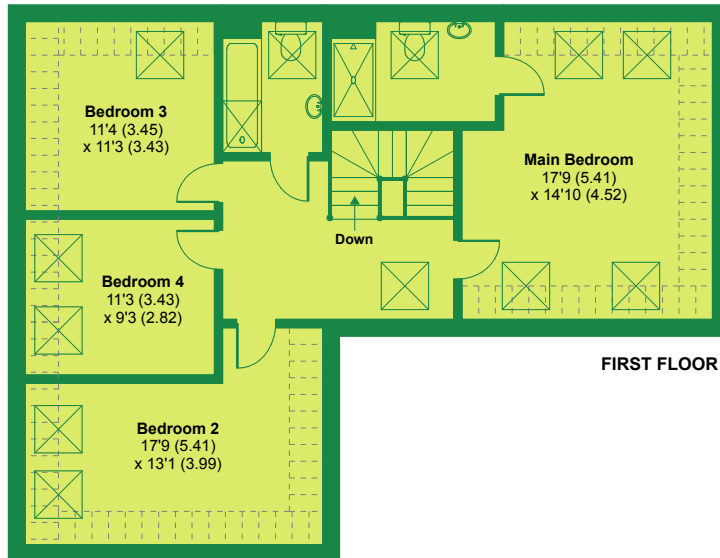


Computer generated image

# Home 1

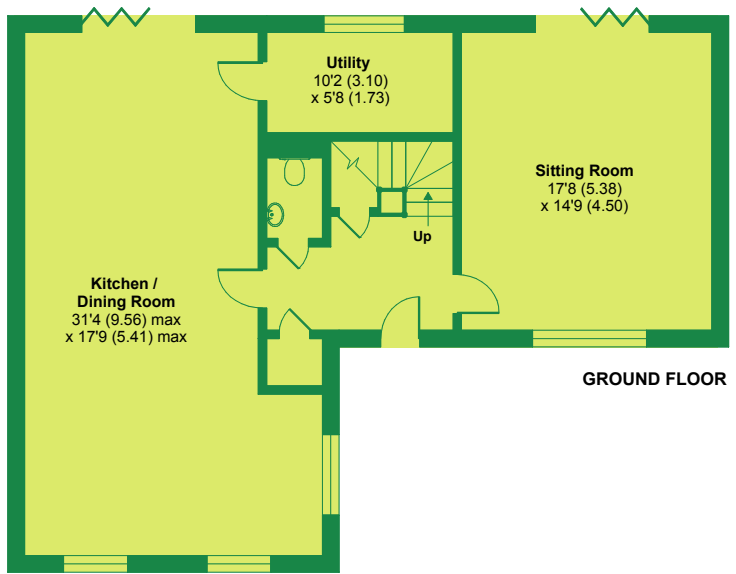
Home 5 shown, similar housetype to Home 1





**First Floor**

Main Bedroom	5.41m x 4.52m	17' 9" x 14' 10"
Bedroom 2	5.41m x 3.99m	17' 9" x 13' 1"
Bedroom 3	3.45m x 3.43m	11' 4" x 11' 3"
Bedroom 4	3.43m x 2.82m	11' 3" x 9' 3"



**Ground Floor**

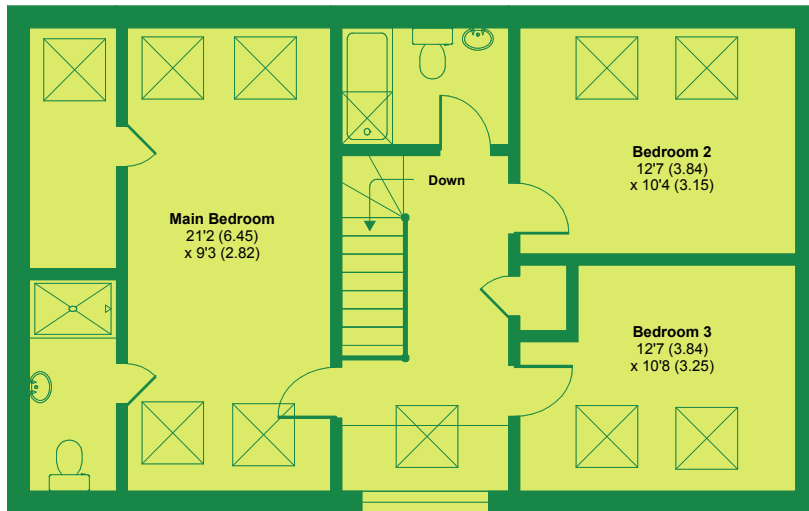
Kitchen/Dining Room	9.56m x 5.41m	31' 4" x 17' 9"
Sitting Room	5.38m x 4.50m	17' 8" x 14' 9"
Utility	3.10m x 1.73m	10' 2" x 5' 8"





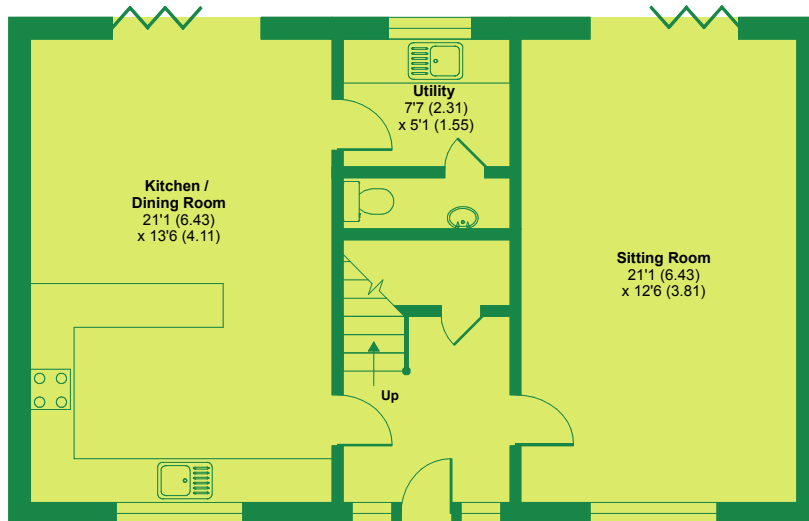
# Home 2

Home 3 shown, similar housetype to Home 2



**First Floor**

Main Bedroom	6.45m x 2.82m	21' 2" x 9' 3"
Bedroom 2	3.84m x 3.15m	12' 7" x 10' 4"
Bedroom 3	3.84m x 3.25m	12' 7" x 10' 8"



**Ground Floor**

Kitchen/Dining Room	6.43m x 4.11m	21' 1" x 13' 6"
Sitting Room	6.43m x 3.81m	21' 1" x 12' 6"
Utility	2.31m x 1.55m	7' 7" x 5' 1"



NORTH

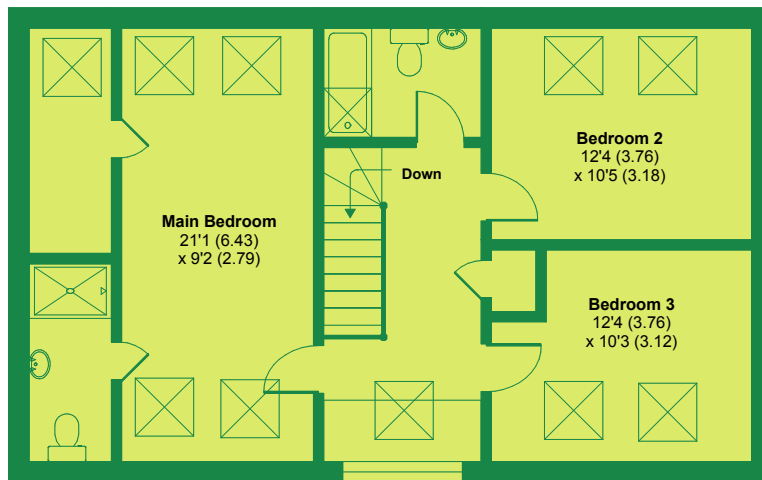




12

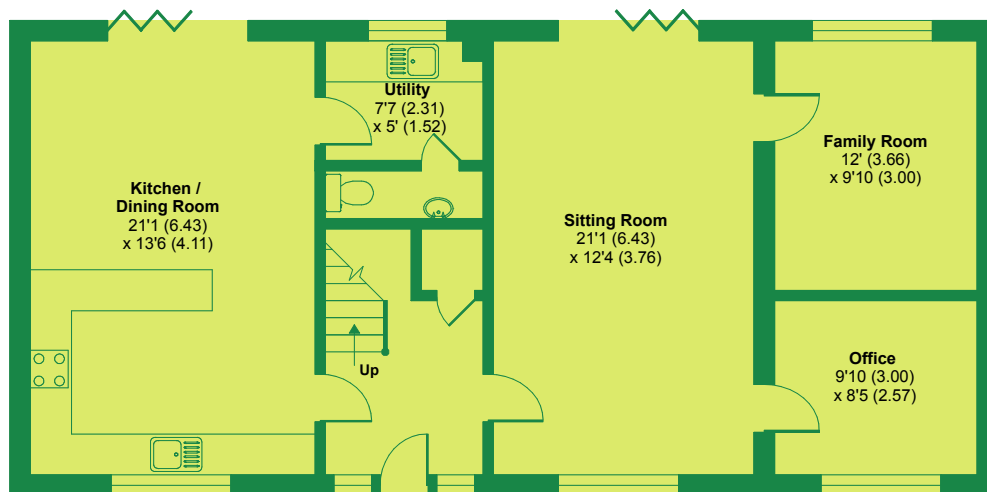
Computer generated image

# Home 3



**First Floor**

Main Bedroom	6.43m x 2.79m	21' 1" x 9' 2"
Bedroom 2	3.76m x 3.18m	12' 4" x 10' 5"
Bedroom 3	3.76m x 3.12m	12' 4" x 10' 3"



**Ground Floor**

Kitchen/Dining Room	6.43m x 4.11m	21' 1" x 13' 6"
Sitting Room	6.43m x 3.76m	21' 1" x 12' 4"
Family Room	3.66m x 3.00m	12' x 9' 10"
Office	3.00m x 2.57m	9' 10" x 8' 5"
Utility	2.31m x 1.52m	7' 7" x 5'

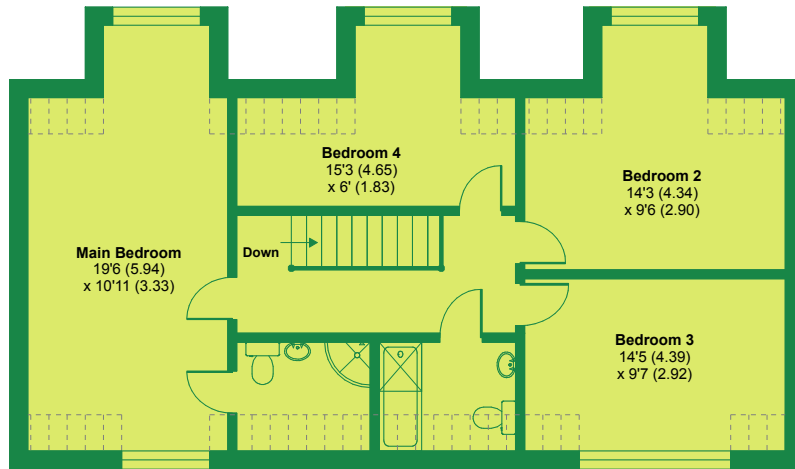


**NORTH**



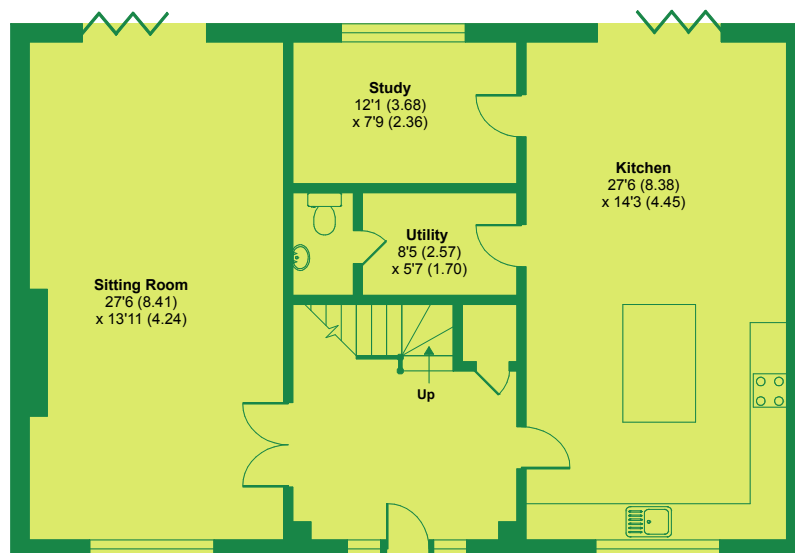
Computer generated image

# Home 4



**First Floor**

Main Bedroom	5.94m x 3.33m	19' 6" x 10' 11"
Bedroom 2	4.34m x 2.90m	14' 3" x 9' 6"
Bedroom 3	4.39m x 2.92m	14' 5" x 9' 7"
Bedroom 4	4.65m x 1.83m	15' 3" x 6'



**Ground Floor**

Kitchen/Dining Room	8.38m x 4.45m	27' 6" x 14' 3"
Sitting Room	8.41m x 4.24m	27' 6" x 13' 11"
Study	3.68m x 2.36m	12' 1" x 7' 9"
Utility	2.57m x 1.70m	8' 5" x 5' 7"



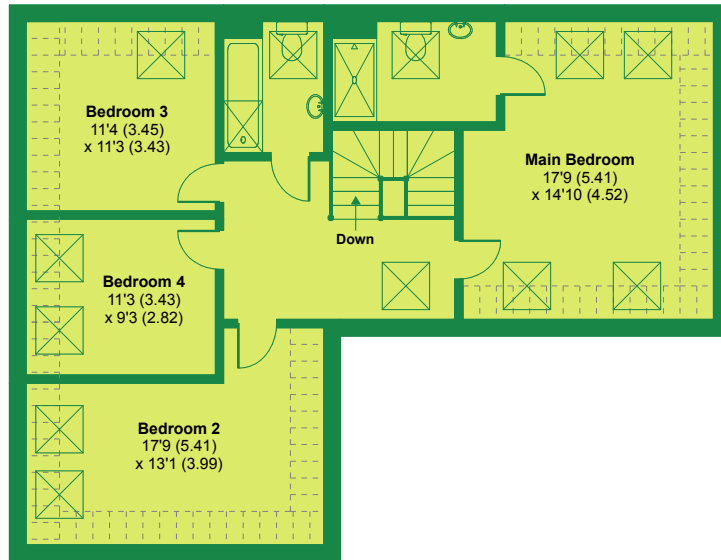


16

Computer generated image

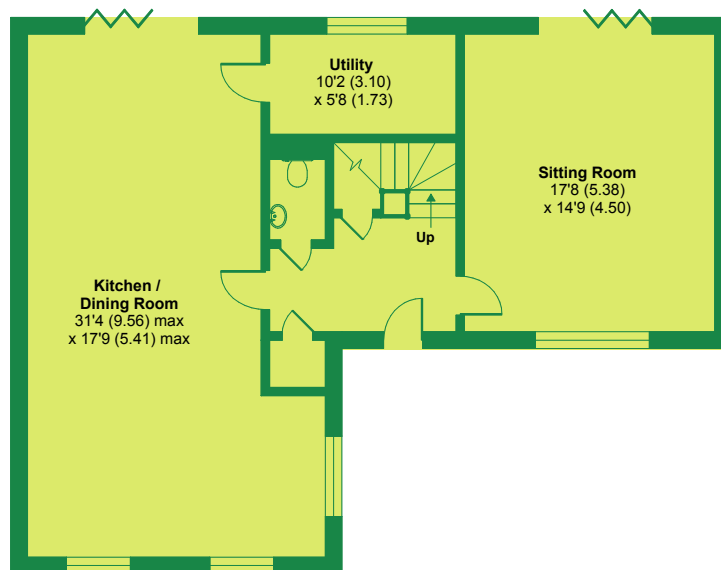
# Home 5





**First Floor**

Main Bedroom	5.41m x 4.52m	17' 9" x 14' 10"
Bedroom 2	5.41m x 3.99m	17' 9" x 13' 1"
Bedroom 3	3.45m x 3.43m	11' 4" x 11' 3"
Bedroom 4	3.43m x 2.82m	11' 3" x 11' 3"



**Ground Floor**

Kitchen/Dining Room	9.56m x 5.41m	31' 4" x 17' 9"
Sitting Room	5.38m x 4.50m	17' 8" x 14' 9"
Utility	3.10m x 1.73m	10' 2" x 5' 8"



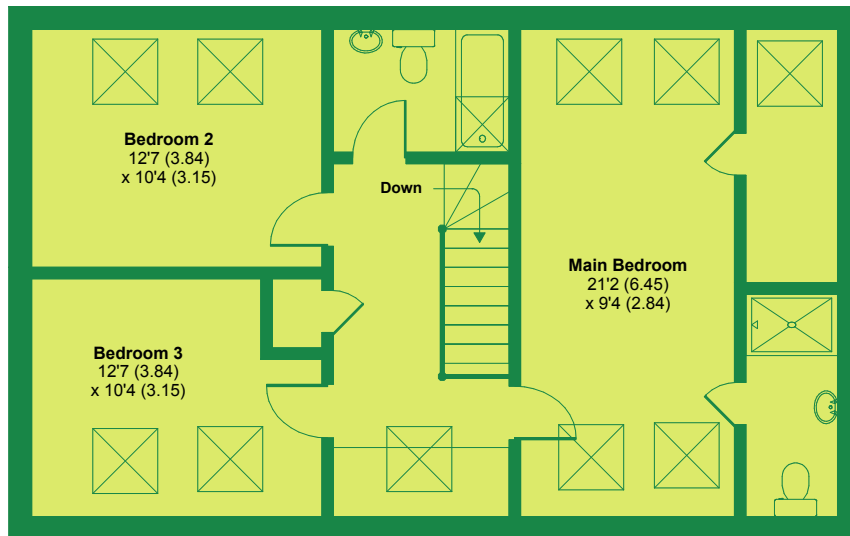


18

Computer generated image

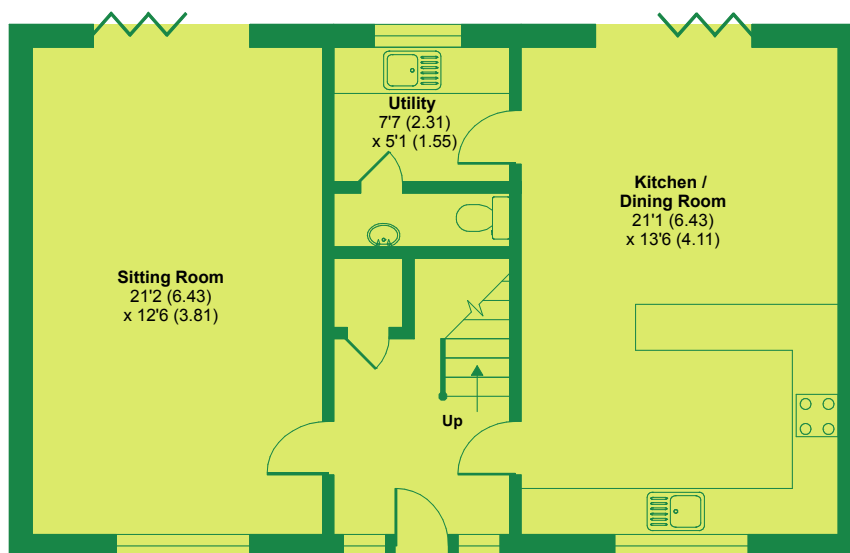
# Home 6

Home 3 shown, similar housetype to Home 6



**First Floor**

Main Bedroom	6.45m x 2.84m	21' 2" x 9' 4"
Bedroom 2	3.84m x 3.15m	12' 7" x 10' 4"
Bedroom 3	3.84m x 3.15m	12' 7" x 10' 4"



**Ground Floor**

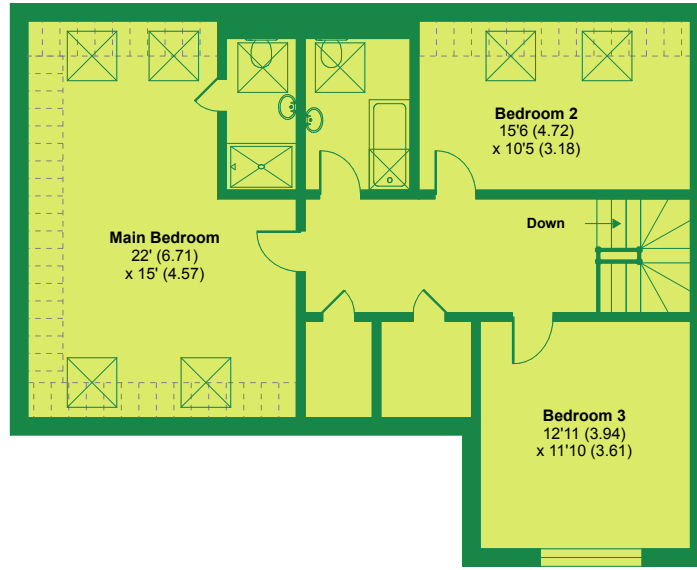
Kitchen/Dining Room	6.43m x 4.11m	21' 1" x 6' 43"
Sitting Room	6.43m x 3.81m	21' 2" x 12' 6"
Utility	2.31m x 1.55m	7' 7" x 5' 1"



NORTH



# Home 7



**First Floor**

Main Bedroom	6.71m x 4.57m	22' x 15'
Bedroom 2	4.72m x 3.18m	15' 6" x 10' 5"
Bedroom 3	3.94m x 3.61m	12' 11" x 11' 10"



**Ground Floor**

Kitchen/Dining Room	7.71m x 7.54m	25' 4" x 24' 9"
Sitting Room	3.61m x 3.61m	11' 10" x 11' 10"
Utility	2.92m x 2.64m	9' 7" x 8' 8"



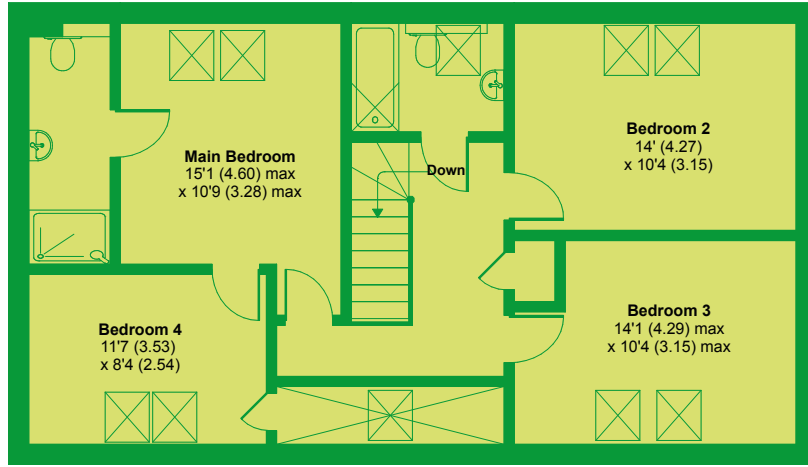


22

Computer generated image

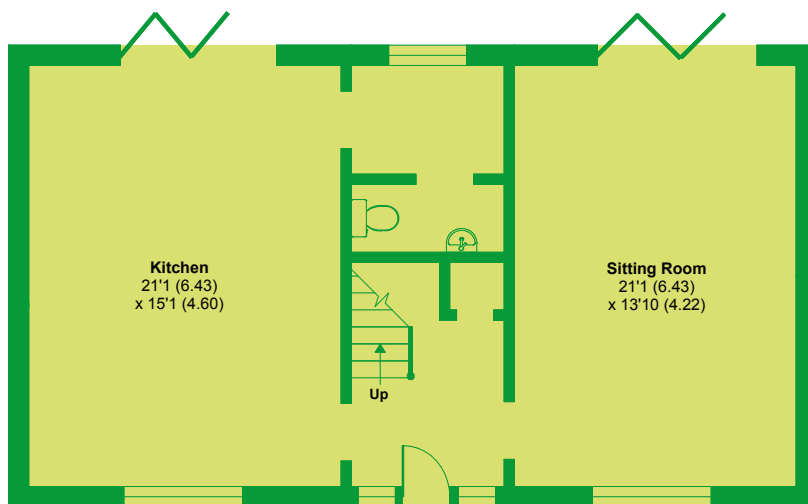
# Home 8

Home 3 shown, similar housetype to Home 8



**First Floor**

Main Bedroom	4.60m x 3.28m	15' 1" x 10' 9"
Bedroom 2	4.27m x 3.15m	14' x 10' 4"
Bedroom 3	4.29m x 3.15m	14' 1" x 10' 4"
Bedroom 4	3.53m x 2.54m	11' 7" x 8' 4"



**Ground Floor**

Kitchen/Dining Room	6.43m x 4.60m	21' 1" x 15' 1"
Sitting Room	6.43m x 4.22m	21' 1" x 13' 10"
Utility	3.65m x 3.22m	11' 12" x 10' 7"





Computer generated image.

# Specification

## Kitchen

- Quartz worktops
- Single oven
- Induction hobs
- Integrated 70/30 split fridge freezer
- Integrated dishwasher
- Water softener

## Bathrooms/En-suites

- Shaver points
- Half height tiling to all walls that contain sanitary ware
- Full height tiling on walls around bath where no shower is provided
- Chrome fixings
- Chrome heated towel rails

## Electrical Fittings

- TV points to living room, kitchen, dining room and bedrooms
- BT / telephone points to hall, living room and bedrooms 1 & 2
- Downlighters to the kitchen, dining room and en-suites
- Pendants to the living room, dining room, hallway and all bedrooms

## Heating/Water/Insulation

- Underfloor heating
- Mains pressure sealed water system
- Air source heat exchange





Computer generated image.

### Interior Finishes

- White paint with a smooth finish
- Flooring to the kitchen and wet rooms
- White shaker-style doors
- Wardrobes in master bedroom

### Gardens

- Turf as standard
- Porcelain patio to the rear garden
- External tap to rear garden

### Peace of mind

- 10-year Buildzone warranty

### External & Communal Areas

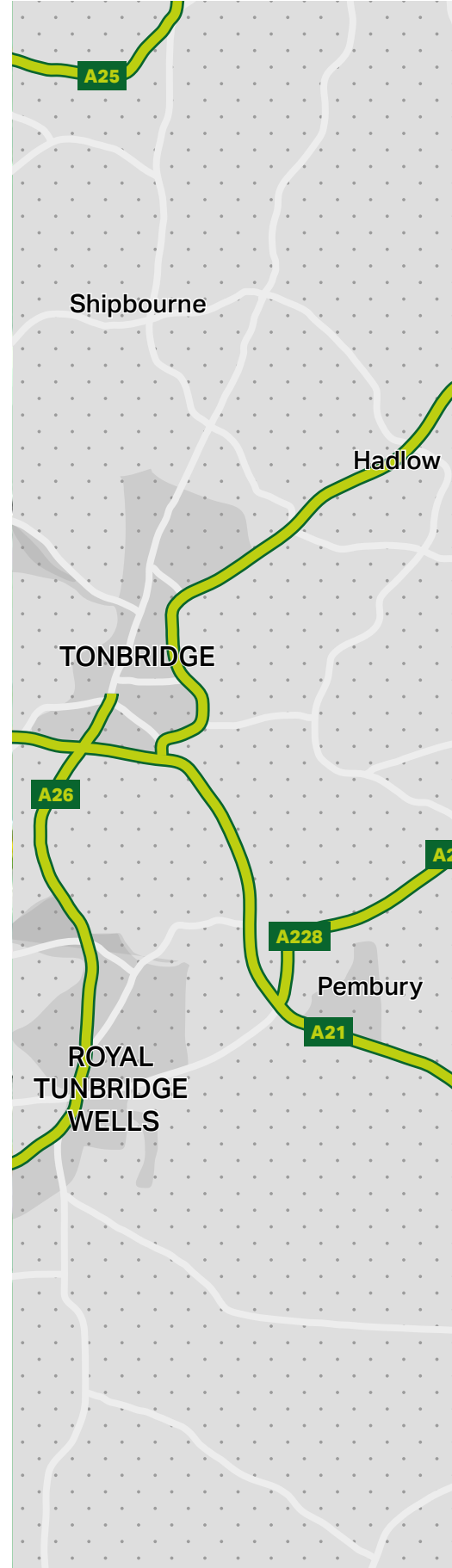
- The communal areas of the development will be maintained via a management company. Please speak to our sales advisor who will be able to provide full details and annual service charge fees.



Computer generated image.

# Location

Martin's View,  
Thorn Road,  
Marden Thorn  
Kent TN12 9LJ



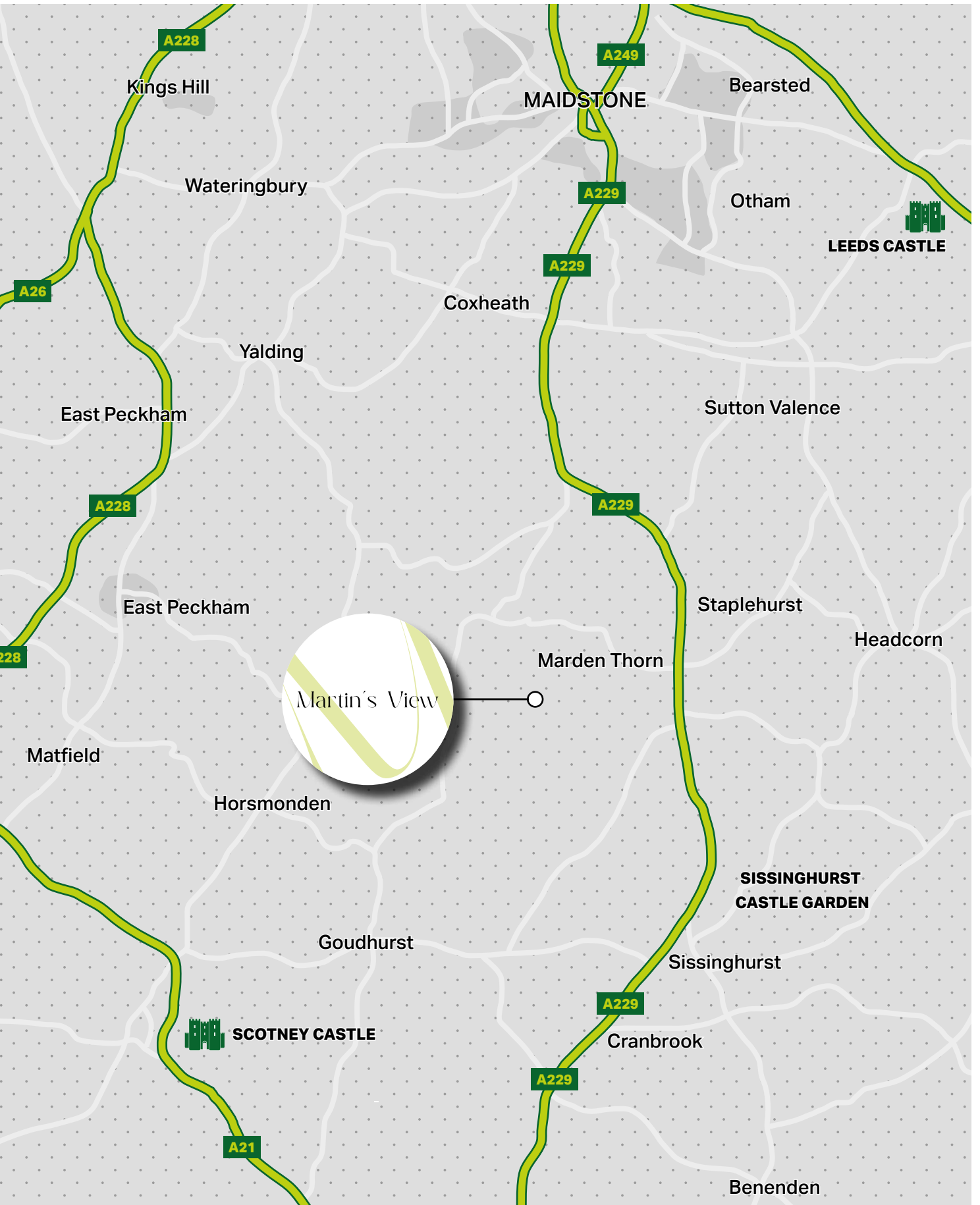
## Driving

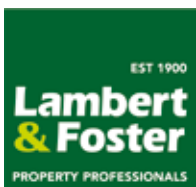
Marden Train Station	4 mins
Staplehurst School	6 mins
St Margaret's Collier Street	9 mins
Sutton Valence School	13 mins
Boughton Monchelsea Primary School	14 mins
Cranbrook School	14 mins
Benenden School	19 mins
Maidstone	26 mins
Tunbridge Wells	32 mins
Gatwick Airport	57 mins



## Train (from Marden)

Tonbridge	14 mins
Sevenoaks	23 mins
Ashford International	25 mins
London Bridge	47 mins
Dover Priory	58 mins
London Cannon Street	60 mins





01580 712 888

[lambertandfoster.co.uk](http://lambertandfoster.co.uk)

IMPORTANT NOTICE Lambert & Foster, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lambert & Foster, have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.