



# Lambert & Foster



## 8 THORN CLOSE

MARDEN THORN | MARDEN | TN12 9LG

Guide Price £724,500

FREEHOLD

*A detached newly built three bedroom family house, set within a truly individual development of eight detached houses in total, six sales now completed, located in Marden Thorn, a Wealden hamlet within the Kentish borough of Maidstone, surrounded by beautiful countryside and country lanes whilst also providing convenient access to road and rail networks. Cranbrook School Catchment Area.*

## 8 THORN CLOSE

MARDEN THORN | MARDEN | TN12 9LJ



- A detached newly built house
- A select development of just eight properties
- Sitting room
- Kitchen/dining room
- First floor landing
- Four bedrooms
- Main bedroom with en suite shower room
- Family shower room
- Lawned garden
- Block paved drive
- Fine countryside views
- BuildZone 10 year Warranty

### GENERAL

**Tenure:** Freehold

**Services:** Underfloor heating, mains pressure sealed water system, air source heat exchange. Shared Private drainage

**Local Authority:** Maidstone Borough Council

**Council tax:** Band TBC

**EPC:** B (84)

### VIEWING

By appointment with the selling agents, Lambert & Foster Cranbrook Office: 01580 712888

### 8 Thorn Close, Great Thorn Farm, Marden Thorn, Marden, Tonbridge, TN12 9LJ

Approximate Area = 1515 sq ft / 140.7 sq m (excludes void)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©mbfcom 2023. Produced for Lambert and Foster Ltd. REF: B90553

### 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

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