



**Lambert  
& Foster**



## CHAINHURST COTTAGES

DAIRY LANE | CHAINHURST

*An opportunity to purchase a deceptively spacious character cottage situated within the Wealden village of Chainhurst on the rural outskirts of Marden with full planning permission granted for a single storey extension (24/501723/FULL). Benefitting from versatile internal accommodation with three reception rooms two of which have feature fireplaces, kitchen, and a conservatory with a WC. On the first floor there are four double bedrooms with a separate shower room and a further bathroom. Situated on a large corner plot providing ample off-road parking with an attached single garage and enjoys a fabulous wrap around garden backing onto farmland with countryside views beyond. There is also a timber outbuilding in the garden, pond and pretty seating areas. The house offers potential to extend and develop subject to individual needs and the necessary planning permissions. Short drive to local amenities and major transport links including a mainline railway station at Marden.*

**Guide Price £699,995**

FREEHOLD





## 1 CHAINHURST COTTAGES

DAIRY LANE | CHAINHURST | MARDEN | TN12 9SU

- A deceptively spacious character cottage situated within the Wealden village of Chainhurst
- Three reception rooms two of which have feature fireplaces, kitchen and a conservatory with WC
- Four double bedrooms with a separate family shower room and a further separate bathroom
- Situated on a large corner plot providing ample off-road parking with an attached single garage
- Fabulous wrap around garden backing onto farmland with countryside views beyond
- Potential to extend and develop subject to individual needs and the necessary PP
- Short drive to local amenities and transport links including a mainline railway station at Marden

### GENERAL

**Tenure:** Freehold. **Services:** Oil fired central heating with mains electricity, water supply and private drainage services connected but not tested. **Local authority:** Maidstone Borough Council **Council tax:** Band E **EPC:** F (31)

### VIEWING

To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.





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.





## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



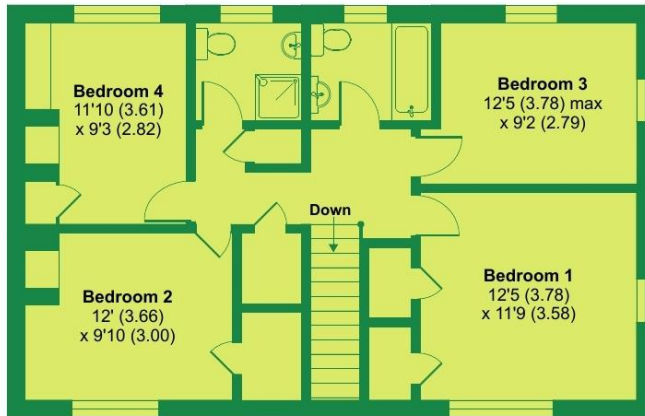
Approximate Area = 1745 sq ft / 162.1 sq m

Garage = 256 sq ft / 23.8 sq m

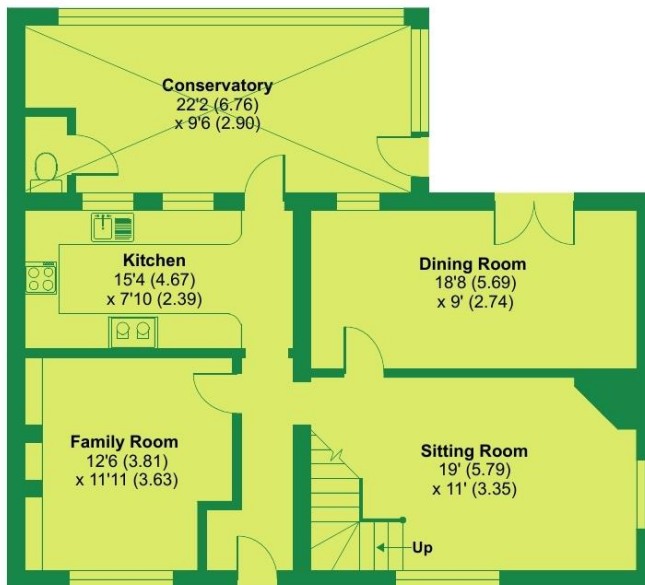
Outbuilding = 85 sq ft / 7.8 sq m

Total = 2086 sq ft / 193.7 sq m

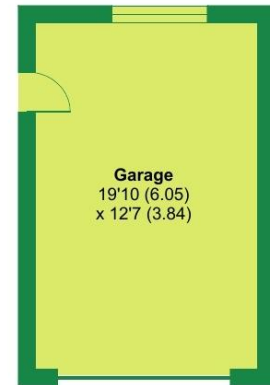
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 1059018

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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