



125

— YEARS OF —

**Lambert
& Foster**



4 HERTSFIELD FARM COTTAGES
STAPLEHURST ROAD, MARDEN, KENT, TN12 9BN



**Lambert
& Foster**

MAIDSTONE 5.5 MILES | STAPLEHURST MLS 2.8 MILES | MARDEN MLS 2.9 MILES | TUNBRIDGE WELLS 15 MILES

4 HERTSFIELD FARM COTTAGES, STAPLEHURST ROAD, MARDEN, KENT, TN12 9BN

A well presented and extended 2062 sq ft four bedroom semi detached cottage complemented by gardens extending to approximately 0.25 of an acre including parking for multiple vehicles and delightful garden room, all occupying a semi rural location down a private lane, adjoining fields and fishing lakes with beautiful countryside views.

GUIDE PRICE £600,000-£625,000

FREEHOLD



DIRECTIONS – USING WHAT3WORDS – slopes.harmony.thinking

DESCRIPTION

4 Hertsfield Farm Cottages is an extended semi detached character cottage presenting brick elevations beneath a pitched tiled roof. Accommodation is set over three floors and comprises of; sitting room with feature bay window and log burning stove, playroom, boot room, utility/shower room and open plan triple aspect kitchen/dining room with side access.

To the first floor, triple aspect main bedroom with walk in wardrobe and superb countryside views, a further two bedrooms and family bathroom with separate bath tub and shower cubicle. To the second floor, a generous double bedroom with feature exposed brick and Velux windows. There is also access into a large loft space.

GARDENS & GROUNDS

Outside, off road parking for multiple vehicles and lawned front garden. To the side and rear, are beautifully maintained gardens which complement the accommodation well, with various sheds, greenhouse and fantastic garden room, all enjoying views of the countryside and fishing lakes. The whole plot measures approximately 0.25 of an acre.



FLOORPLANS

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

Hertsfield Farm Cottages, Staplehurst Road, Marden, Tonbridge, TN12



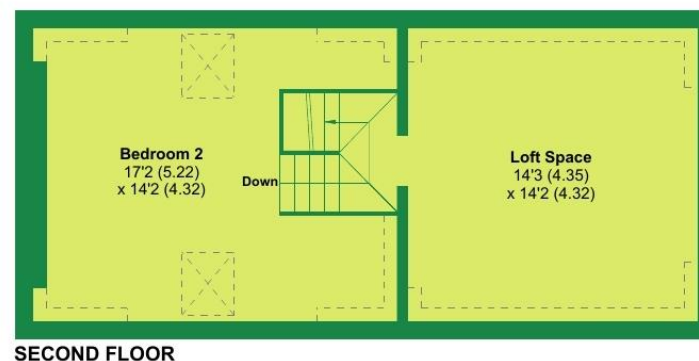
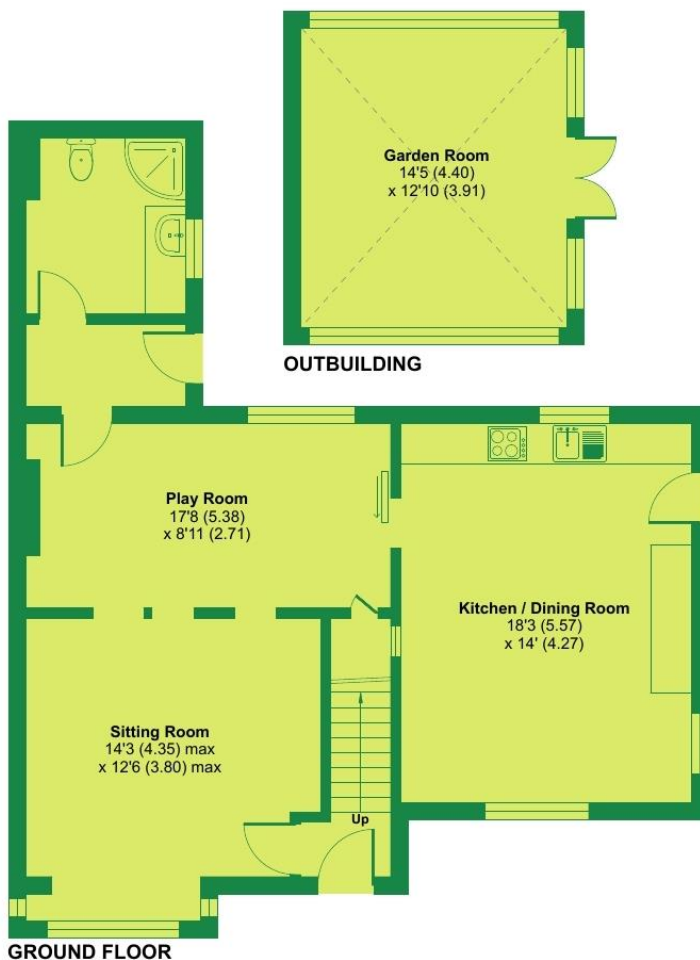
Approximate Area = 1835 sq ft / 170.4 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Outbuilding = 185 sq ft / 17.1 sq m

Total = 2062 sq ft / 191.4 sq m

For identification only - Not to scale





VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private septic tank

Heating: Mains gas fired heating

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band E **EPC:** D (64)

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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