

RADFORDS

ESTATE AGENTS

Country Homes

**No Onward
Chain**



**7 THORN CLOSE
MARDEN
KENT
TN12 9GU
PRICE £750,000 FREEHOLD**



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THE LAST REMAINING PROPERTY ON A SELECT AND BEAUTIFULLY RURAL QUALITY DEVELOPMENT SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

SPACIOUS RECEPTION HALL, CLOAKROOM, OPEN PLAN STYLE LIVING/QUALITY KITCHEN, DINING ROOM, UTILITY ROOM, SPACIOUS LANDING, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, CAR PARKING FOR SEVERAL CARS, GARDEN TERRACE AND LAWNED TO THE REAR ENJOYING MAGNIFICENT VIEWS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed into Thorn Road and continue along to the end. Upon approaching the junction, the entrance to Thorn Close is immediately ahead. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

An exceptional opportunity to acquire a substantial beautifully presented detached family house. The position is stunning and enjoys magnificent views. The accommodation is spacious and the whole property is not only built but finished to the highest possible standards. The property benefits from underfloor heating on the ground floor. The property comes fully carpeted where necessary. Quality bathrooms and kitchen are included. The property is situated between Marden and Staplehurst, there is a mainline station in both villages with fast and frequent trains to London.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



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The accommodation with approximate dimensions comprises: -

Front door with glazed side screens opening to:

RECEPTION HALL

18'5" x 8'2". Tiled flooring. Understairs cupboard. Door off to:

CLOAKROOM

Window to side. WC. Hand wash basin in vanity unit with mirror. Tiled flooring.

MAIN LIVING ROOM AREA/KITCHEN AREA

Overall measurements: L-shaped 25'4" x 24'9" narrowing to 15'3".

Main Living Room Area:

Window to front with triple bifold opening doors onto rear terrace. Tiled flooring with underfloor heating.

Kitchen Area:

Fitted out with quality base and eye level units with marble worktop surfaces with inset stainless steel single drainer sink unit with monobloc tap. Integrated Lamona dishwasher and Lamona fridge freezer. Neff electric oven with Neff induction hob with extractor hood over.

DINING ROOM

12'0" x 12'0". Window to rear. Fitted carpeting.

UTILITY ROOM

9'7" x 9'0". Window to front. Marble worktop surface with inset stainless steel single drainer sink unit with monobloc tap. Space and plumbing for washing machine and tumble drier. Double cupboard housing Joule hot water heating system.

STAIRCASE

Feature glazed side panels leading to:

SPACIOUS LANDING

Twin Velux light windows. Radiator. Two useful deep storage cupboards.

BEDROOM 1

22'9" x 15'4". Double aspect with Velux windows. Fitted carpeting. Two radiators. Door off to:

ENSUITE

Velux window. Fitted shower cubicle. Hand wash basin in vanity unit. WC. Chrome heated towel rail. Medicine cupboard with mirror.

BEDROOM 2

15'6" x 10'10". Velux window to rear. Fitted carpeting. Radiator.

BEDROOM 3

12'9" x 12'0". Window to front. Fitted carpeting. Radiator.

FAMILY BATHROOM

Velux window. Panelled bath with fitted shower and shower screen. Hand wash basin in vanity unit. WC. Part-tiled walls in marble effect finish. Chrome heated towel rail. Medicine cupboard with mirror.

OUTSIDE

The property enjoys a paved driveway with parking for 5/6 cars with neat heading and fencing. Charging point for electric car. Side access to rear. The rear garden is laid mainly to lawn being partially hedged and fenced with magnificent views. A feature is the paved terrace and base area for garden shed to be installed if required.

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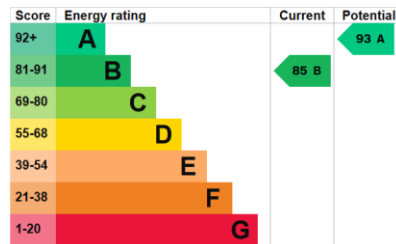
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ENERGY PERFORMANCE RATING



EPC rating: B

COUNCIL TAX

Maidstone Borough Council Tax Band: TBC

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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