



**1, NURSERY COTTAGES, STAPLEHURST ROAD  
MARDEN, KENT, TN12 9BS**



# 1, NURSERY COTTAGES STAPLEHURST ROAD MARDEN KENT TN12 9BS

Staplehurst	-	2.7 miles
Marden	-	3 miles
Paddock Wood	-	6.3 miles
Maidstone	-	6.5 miles
Tunbridge Wells	-	15.5 miles

**A residential smallholding with a semi-detached cottage, yard with outbuildings, and adjoining pasture fields.**

- Two-bedroom semi-detached cottage – EPC: C
- Yard with two pole barns.
- Fence enclosed pasture fields.
- Mainline railway station within 2.2 miles.
- Extending in all to approximately 7.46 acres

**FOR SALE BY PRIVATE TREATY**

**GUIDE: OFFERS IN EXCESS £700,000**

**VIEWING:** - Strictly by appointment via the sole agents:

BTF Partnership  
Euston House  
82 High Street  
Heathfield  
East Sussex  
TN21 8JU  
01435 864455

## LOCATION

1 Nursery Cottages is set back from the A229, approximately 2.7 miles to the north-west of Staplehurst, and 6.5 miles to the south-east of Maidstone. The village of Marden is approximately 3 miles to the south-west.

## DESCRIPTION

The property, which comprises a semi-detached cottage with an adjoining yard and enclosed pasture fields, extends in all to approximately 7.46 acres and briefly comprises:

## THE COTTAGE

The accommodation benefits from gas-fired central heating and briefly comprises:

**Conservatory:** Two entrance doors to the cottage and two doors to outside.

**Entrance Hall:** Exposed painted floorboards, **Cloakroom** off with wash basin and W.C. Stairs to **First Floor**, and doors to:

**Living Room:** Traditional style cast iron fireplace with decorative tiles, inset gas-fired coal effect fire, and wooden surround.



**Study:** Currently used as a guest bedroom.

**Kitchen/Breakfast Room:** Tiled Floor, 'Rangemaster' with electric oven and gas hob, matching base and wall storage units, ceramic sink set into worktop with tiled splashback and storage units below, space and plumbing for washing machine and dishwasher. Central island with worktop and storage units. Door to Conservatory.



## FIRST FLOOR.

**Landing** with airing cupboard and doors to:

**Master Bedroom** with Walk-in **Dressing Room/Nursery Room**.

**Bedroom 2.**

**Family Bathroom:** Panelled bath, wall-mounted wash basin, and W.C.

## GARDEN

A private driveway leads from the road and culminates in a parking area to the north-east of the cottage. The principal garden to the south-west of the cottage is predominantly down to lawn, interspersed with a variety of shrubs and trees.

Garden outbuildings include a timber-framed dog kennel and a fully enclosed cattery, both of which are located adjacent to the parking area.



### **YARD AND OUTBUILDINGS**

A gate leads from the garden and parking area to an enclosed **Yard** with two open-fronted **Pole Barns** (approximately 49' x 27' and 60' x 29') which both have external concrete hardstanding areas and a shared turnout paddock.

### **THE LAND**

Accessed from the yard, the agricultural land extends to approximately 6.74 acres and is subdivided into a number of fence-enclosed pasture fields, all of which benefit from access to mains water drinking troughs.

### **DIRECTIONS**

From the crossroads in centre of Staplehurst (A229/ Marden Road and Headcorn Road) proceed north towards Maidstone. After approximately 2.4 miles the entrance drive to the property will be found on the right-hand side, 50 metres before the entrance to Millbrook Garden Centre.

**What3Words:** connected.winks.harmony

### **SERVICES**

Mains gas, electricity, and water. Private drainage.

### **TENURE**

The property is freehold and will be sold with vacant possession upon completion.



### **LOCAL AUTHORITY**

Maidstone Borough Council.

### **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

**COUNCIL TAX:** Band D

### **METHOD OF SALE**

The property is offered for sale by private treaty.

### **PLANS**

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

### **AGENTS NOTES**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.



### **ACREAGES**

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

### **BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

### **VIEWINGS**

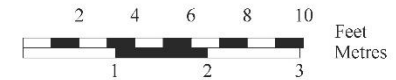
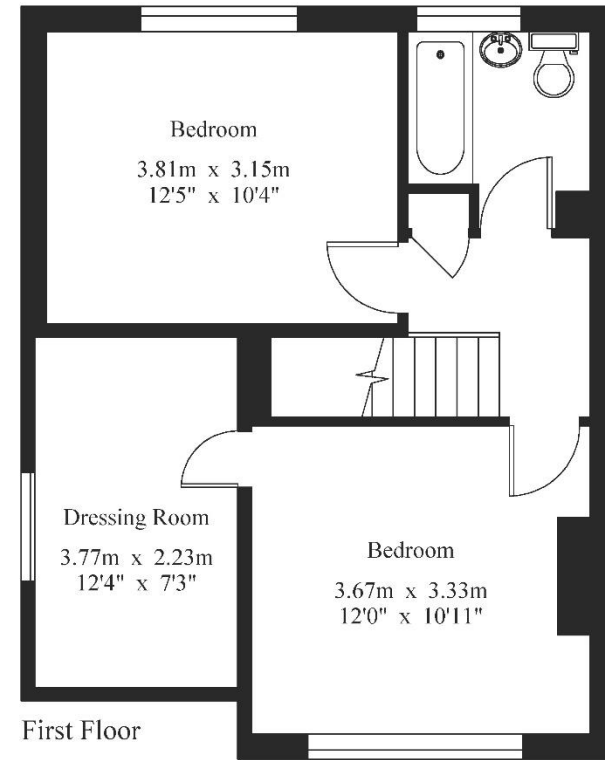
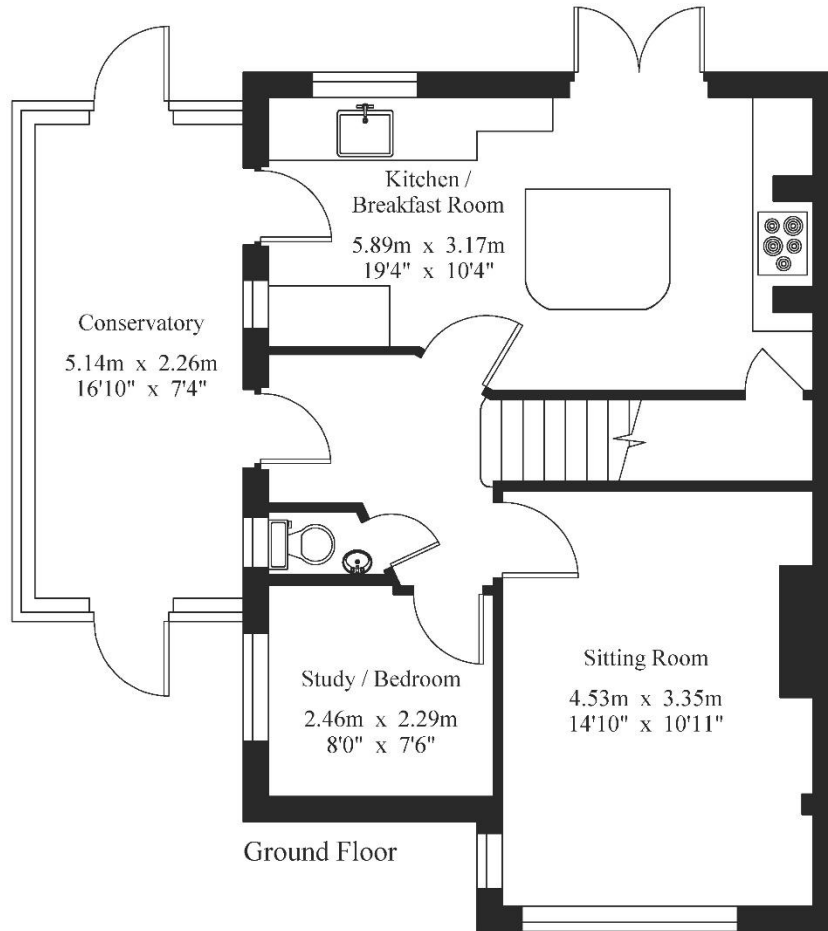
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

### **PURCHASER IDENTIFICATION**

In accordance with the Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

# 1 Nursery Cottages

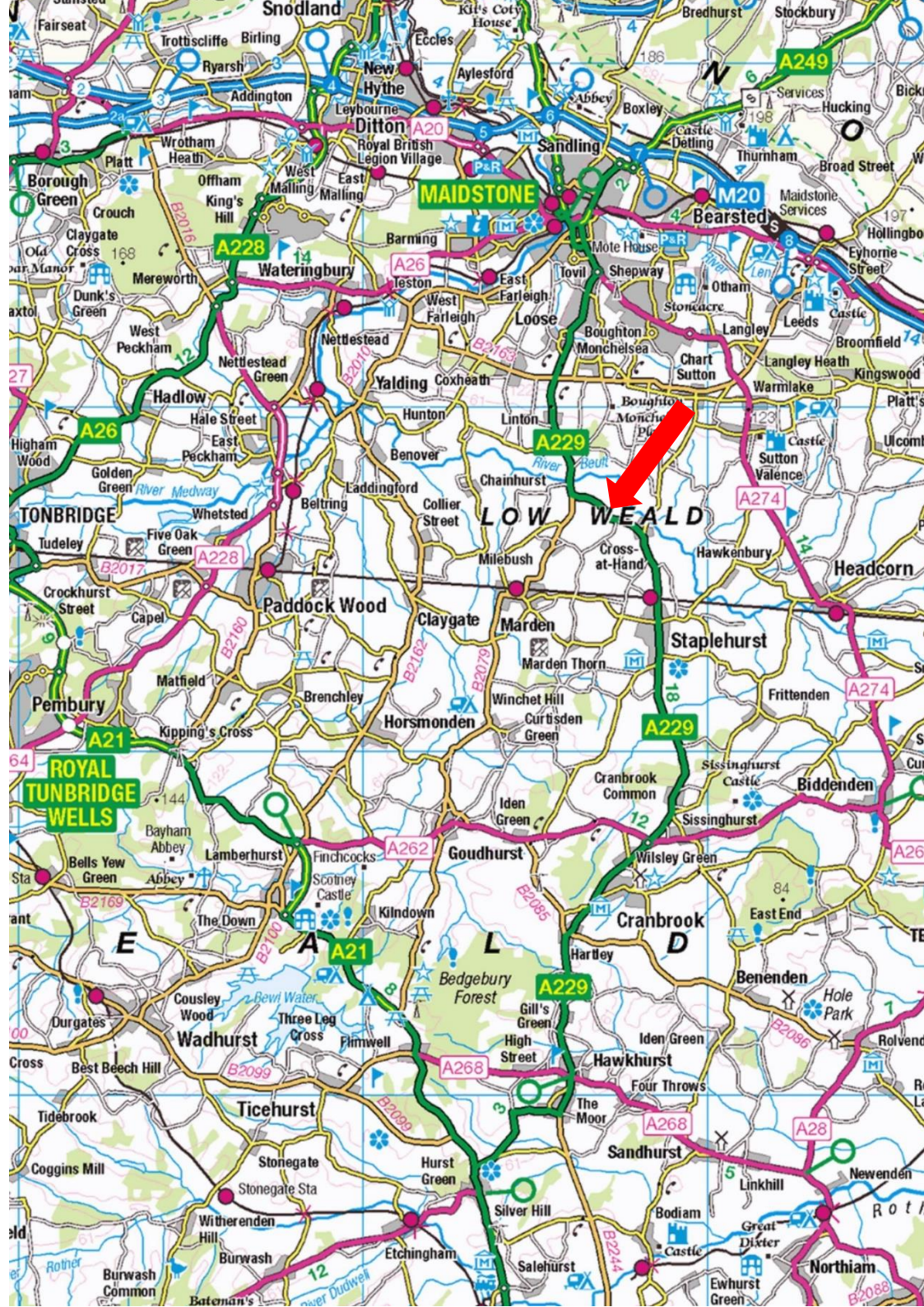
Gross Internal Area : 106.2 sq.m (1,143 sq.ft.)



For Identification Purposes Only.

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Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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