



PRIME  
BY KINGS ESTATES



# Fairacres Goudhurst Road

Marden, Tonbridge, TN12 9JY

Fairacres is a beautifully presented and substantially extended 5-bedroom, 4-reception, 4-bath/shower room family home, set within approximately 0.33 of an acre. Thoughtfully extended and remodelled by renowned local master builder Kim Gibbs, the property offers exceptional living accommodation, combining traditional craftsmanship with contemporary comfort, perfectly suited for modern family living and entertaining.

Tenure: Freehold

Council Tax Band: G

Energy Efficiency Rating: C

- Impressive 5-Bedroom, 3-Reception Gated Detached House, 7 Min Walk of Marden Station
- Set Within 0.33 Of An Acre Of Landscaped Gardens
- Electric Wrought Iron Gates With Driveway & Ample Parking
- Impressive Oak Staircase Leading To Galleried Landing
- Front-Facing Study Perfect For Home Office Use
- Double-Aspect Drawing Room With Wood Burner & Garden Views
- Family Room With Sliding Doors Connecting To Rear Garden
- Dining Room With Velux Roof Lights & Inglenook Fireplace
- Generous Kitchen With Central Island, Walk-In Pantry, Appliances & Utility Room
- Double Garage with Attached Storage & Single Integral Garage





**Approximate Gross Internal Area: 3322 Sq Ft / 308.6 Sq M**

**Outbuildings: 759 Sq Ft / 70.5 Sq M**

**Total: 4081 Sq Ft / 379.1 Sq M (Includes Garages / Excluding Outside Bar)**

Approached via electric wrought iron gates set between brick pillars and mature hedging, Fairacres immediately impresses. A generous driveway provides extensive off-road parking and turning space, while the house is set within well-tended gardens extending to the front, side and rear, including a fully equipped bar, garden shed, and paved terraces ideal for outdoor dining and entertaining.

A canopied porch leads through a handcrafted oak and leaded glazed front door into an inviting reception hall. Here, a striking handmade oak staircase rises to the galleried first-floor landing, complemented by oak doors, fitted storage cupboards, and warm wood flooring, establishing a refined and welcoming first impression.

The property offers a superb range of reception spaces. A front-facing study provides a quiet space for home working. The elegant double-aspect drawing room enjoys views over the gardens and features a brick fireplace with cast iron smokeless coal burner set on a Yorkstone hearth, creating a striking focal point. The garden room is a versatile living space, with sliding patio doors opening onto the rear garden and direct access to the dining room, perfectly linking indoor and outdoor areas. The dining room is particularly impressive, with garden views and Velux roof lights above the dining area, and a charming inglenook fireplace with cast iron wood burner, exposed brickwork and oak beam, ideal for dinner parties or family gatherings. Adjacent is a practical butler's pantry, thoughtfully fitted with work surfaces, sink, and glazed display cupboards – perfect for entertaining.

The kitchen/breakfast room is a statement of both style and practicality. Fitted with a comprehensive range of shaker-style cabinetry topped with granite work surfaces, it features a central island with breakfast bar, AGA cooker, AEG microwave and coffee machine, integrated dishwasher, and American-style fridge freezer. A walk-in pantry provides exceptional storage, while ceiling downlights and built-in speakers add to the room's contemporary elegance. From here, a rear lobby leads to the garden, a shower room, and a generous utility room fitted with a range of units and work surfaces, together with plumbing for laundry appliances, an airing cupboard, and internal access to the integral garage. This versatile section of the house could easily be adapted to provide annexe-style accommodation if required.

Upstairs, the galleried landing provides an attractive central hub with access to five generously proportioned bedrooms.

The principal suite is a light-filled, double-aspect room with beautiful garden views, complemented by a walk-in dressing room and a luxury en-suite shower room with twin basins, walk-in shower, heated towel rail, and contemporary finishes. Bedroom two also enjoys its own en-suite shower room, while three further bedrooms offer flexible accommodation. The family bathroom is finished to a high standard, including a deep fill bath, separate shower, vanity unit, concealed WC and heated towel rail.

The extensive, predominately south/south west facing gardens at Fairacres provide a tranquil and private setting, with lawns, mature borders, well equipped garden bar, summer house, timber storage shed, and paved terraces. A separate double garage block with electric roller door and storage space complements the integral garage, providing exceptional practicality alongside the stylish accommodation.

Altogether, Fairacres is a superbly extended and remodelled family home, combining generous, high-quality accommodation, versatile living spaces, beautifully landscaped gardens, and a prime village location with excellent commuter links, offering a rare opportunity to acquire a truly exceptional home in the heart of Marden. Marden is a charming and well-regarded Kent village offering an attractive balance of rural living and everyday convenience. Situated approximately nine miles from Maidstone and 15 miles from Tonbridge, the village enjoys good road links via the A229 and M20, providing access to Ashford, Folkestone and London.

#### THE LOCATION

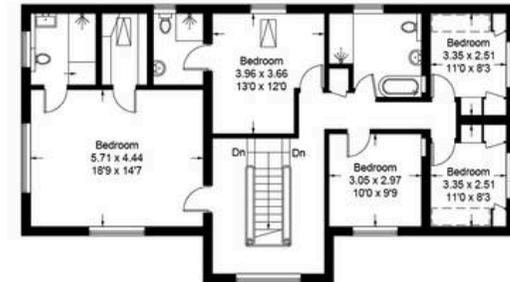
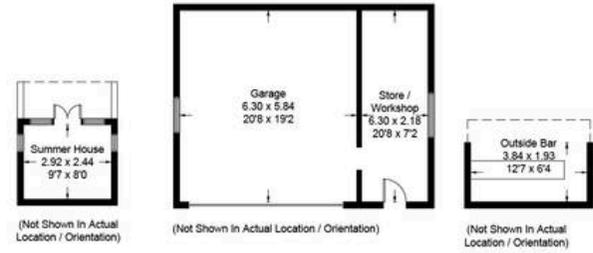
Marden also benefits from its own mainline railway station with regular services to Paddock Wood and Ashford International, offering onward connections to London and the continent. The village provides a range of local amenities including a medical centre, pharmacy, post office, butcher and convenience store. More extensive shopping can be found in nearby Paddock Wood with Waitrose and Marks & Spencer Simply Food, while Maidstone and Tonbridge offer a wider selection of retail, leisure and dining facilities. Recreational opportunities nearby include Staplehurst Golf Centre, Putlands Sports and Leisure Centre, Tonbridge Swimming Pool and the scenic Haysden Country Park. The property also falls within the catchment for Maidstone and Tonbridge Grammar Schools, with other well-regarded schools in the area.



Approximate Gross Internal Area = 308.6 sq m / 3322 sq ft  
 Outbuildings = 70.5 sq m / 759 sq ft  
 Total = 379.1 sq m / 4081 sq ft  
 (Including Garages / Excluding Outside Bar)



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1281567)

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