



TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (141.91 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01732 522 822
info@khp.me



Sheephurst Lane
Marden TN12 9NZ
£1,750 PCM

Tenure:

Council tax band: E



Available for rental from EARLY AUGUST is this delightful Victorian cottage with stunning views over the surrounding orchards. Offering the perfect blend of period features, such as high ceilings and attractive fireplaces but with modern comforts.

The property comprises a bright entrance hall leading to the sitting room and then into the dining room. The kitchen/family room sits to the rear of the property and overlooks the large beautiful garden. There is a great selection of bespoke wall and base cupboards and oak work surfaces. With a partially vaulted ceiling and double doors leading out onto the garden, we're sure this area will prove to be the hub of this delightful home.


Completing the ground floor is a separate utility and downstairs shower room.

The four double bedrooms are arranged over the top two floors with the master benefiting from an en-suite shower room, in addition to a family bathroom.

Externally the property boasts a driveway with parking for several cars. To the rear, the south-westerly facing garden offers a generous paved terrace and large lawned area which is bordered with mature trees and shrubs. There is a detached log cabin which could be used as a gym/summerhouse/home office.

Situated only a short drive from Paddock Wood and the delightful village of Marden, both offering shopping amenities and accesses to mainline stations with links to London Charing Cross and London Bridge.

- 4 bedroom character cottage - available early Aug
- Family bathroom plus en-suite
- Stunning kitchen/family room
- Separate utility room
- Sitting room & dining room
- Downstairs shower room
- Gym/summer house
- Driveway
- Holding deposit - £403
- Deposit - £2015

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(35-47) F			(35-47) F		
(21-34) F			(21-34) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	