



**Goudhurst Road**  
Marden TN12 9NJ  
Guide Price £305,000



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**COUNTRY HOMES**

## Marden TN12 9NJ

A beautifully presented two-bedroom terraced character cottage that blends period charm with modern comfort, set in a highly convenient yet semi-rural position close to the popular village of Marden.

The property has been thoughtfully modernised to create a warm and welcoming home while retaining its original character. At the heart of the cottage is a cosy living room featuring a wood-burning fireplace, perfect for relaxed evenings and adding to the home's timeless appeal. The accommodation flows well and is ideally suited to both everyday living and entertaining.

The kitchen has been remodelled for contemporary living, offering practical storage and work surfaces while remaining in keeping with the cottage's character, leading into a neatly finished bathroom. Upstairs, there are two well-proportioned bedrooms, both light and inviting.

One of the standout features of the property is the west-facing rear garden, ideal for enjoying afternoon and evening sun. In addition, the cottage benefits from an additional parcel of land with a delightful open outlook across surrounding fields, providing a rare opportunity for extra outdoor space, gardening, or simply enjoying the rural views.

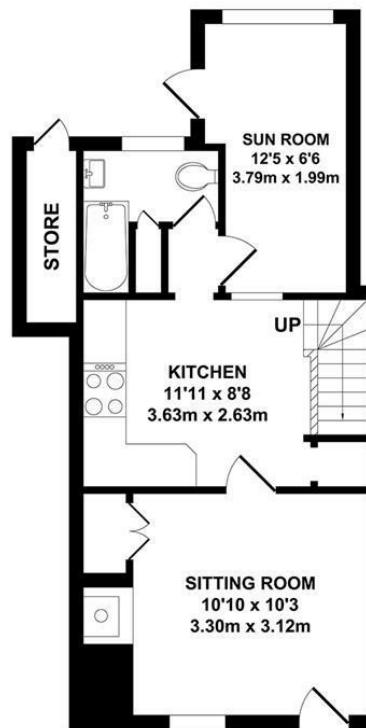
Despite its peaceful setting, the property is exceptionally well located. The nearby village of Marden offers a range of local shops, amenities, and a highly regarded mainline railway station providing fast and direct services into London, making this an excellent choice for commuters seeking village life without compromise.

Parking options are available, adding further practicality to this charming home.

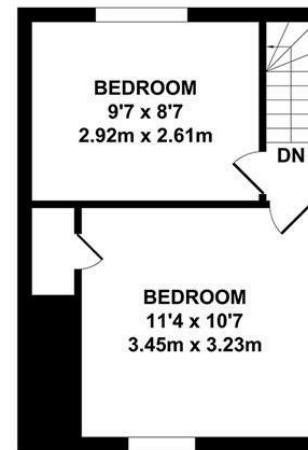
This delightful cottage would suit a variety of buyers, including first-time purchasers, downsizers, or those looking for a characterful retreat with excellent transport links and countryside views.

- Terraced 2-Bed Character Cottage
- **\*\*MARKETED END OF CHAIN\*\***
- West-Facing Manicured Gardens
- Period Features Including Inglenook Fireplace
- Close to Nearby Amenities
- Great Transport Links
- Ideal First-Time Buy or Downsize
- Rural Views/Countryside Setting
- Parking Opportunities Available
- Viewing Highly Recommended





GROUND FLOOR  
APPROX. FLOOR AREA  
395 SQ.FT.  
(36.67 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
252 SQ.FT.  
(23.40 SQ.M.)

**TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.07 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 mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





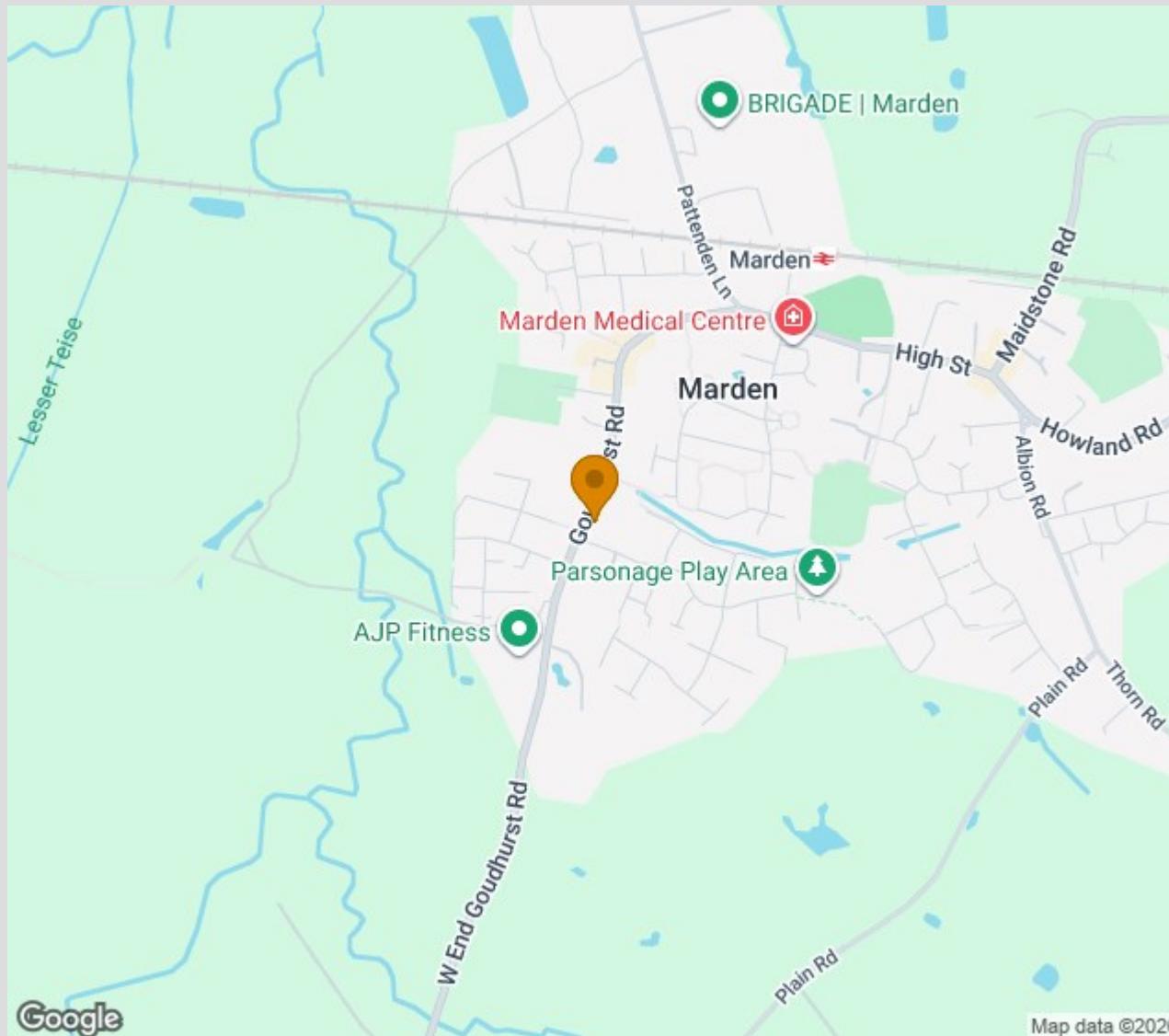
## Location Map

Tenure: Freehold

Council tax band: C

### AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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