

# RADFORDS

ESTATE AGENTS

*Village Houses*

**No Onward  
Chain**



**BRIAR COTTAGE  
HIGH STREET  
MARDEN  
KENT TN12 9DR  
PRICE £475,000 FREEHOLD**



The Estate Office, Crampton House  
High Street, Staplehurst  
Kent, TN12 0AU

enquiries@radfordsestates.co.uk  
www.radfordsestates.co.uk  
01580 893152

# BRIAR COTTAGE, HIGH STREET, MARDEN, KENT, TN12 9DR

**A RARE OPPORTUNITY TO PURCHASE THIS REMARKABLE GRADE II LISTED COTTAGE, WHICH IS KNOWN TO HAVE ORIGINS DATING BACK TO THE 16TH CENTURY AND IS BELIEVED TO BE ONE OF THE OLDEST HOUSES WITHIN THE POPULAR WEALDEN VILLAGE OF MARDEN. ORIGINALLY OWNED BY WILLIAM SPICE, A LOCAL CLOTHWORKER, THIS ENCHANTING DWELLING HOLDS A UNIQUE LEGACY AND IS STEEPED IN CENTURIES OF HISTORY AND CHARM.**

**THIS IS YOUR CHANCE TO OWN A PIECE OF LIVING HISTORY, A COTTAGE THAT BRIDGES THE PAST WITH THE PRESENT, AND ALL WITHIN EASY WALKING DISTANCE TO VILLAGE SHOPS AND AMENITIES.**

Over the years, Briar Cottage has been sympathetically restored throughout, retaining many characteristic features some of which include a stunning Inglenook fireplace, bread oven, extraordinary curved fireplace, exposed beams and stonework, beautifully preserved stained glass leaded light windows, original Oak floors and latched doors. The cottage also benefits from gas central heating throughout whilst outside enjoys a generous sized enclosed rear garden which truly has a real sense of privacy with a large terrace area incorporating a well and a useful storage building.

Traditionally built within an old Oak frame beneath a Kentish Peg tile cat slide roof to the rear with the accommodation arranged over two floors this charming cottage comprises:

- Drawing Room
- Dining Hall
- Study/third Bedroom
- Kitchen/Breakfast Room
- Two large Double Bedrooms
- Family Bathroom

**Note:** Further information regarding the full history of this property is available via the Marden History Society.

The front door opens to the welcoming entrance vestibule which leads through to the fabulous bright and spacious Drawing Room which is enveloped by a wealth of character and charm comprising, exposed beams and stonework, latched doors and a large window to front aspect allowing plenty of natural light to circulate. The main focal point is the impressive Inglenook fireplace with seat, log basket, canopy, Oak bressummer beam atop and adjoining bread oven. Doors open through to the Study/third Bedroom and Dining Hall.

The Study/third Bedroom, again is another bright room filled with period features, including a rather distinctive curved brick fireplace, exposed beams and stonework, latched doors, original Oak floor, useful built in storage cupboard and window to front aspect.



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The elegant Dining Hall offers an abundance of charm and character comprising the original and preserved stained glass leaded light windows - formerly the outer rear wall, exposed beams and stonework, window to rear aspect, door to rear terrace and opening through to inner hall with useful built in storage cupboard, staircase to first floor landing and door off to Kitchen/Breakfast Room.

The stylish modern Kitchen/Breakfast Room is very well equipped and includes an array of quality Ivory wall and base units, worktop surfaces, inset ceramic sink with brass mixer tap over, tiled floor, exposed beams, integrated dishwasher, washing machine, fridge, freezer, oven with five ring gas hob and extractor hood atop. Enjoying double aspect windows and French doors to the rear terrace and garden this room is exceptionally light.



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The first-floor landing comprises two bright and generous sized double bedrooms and a stylish family bathroom.

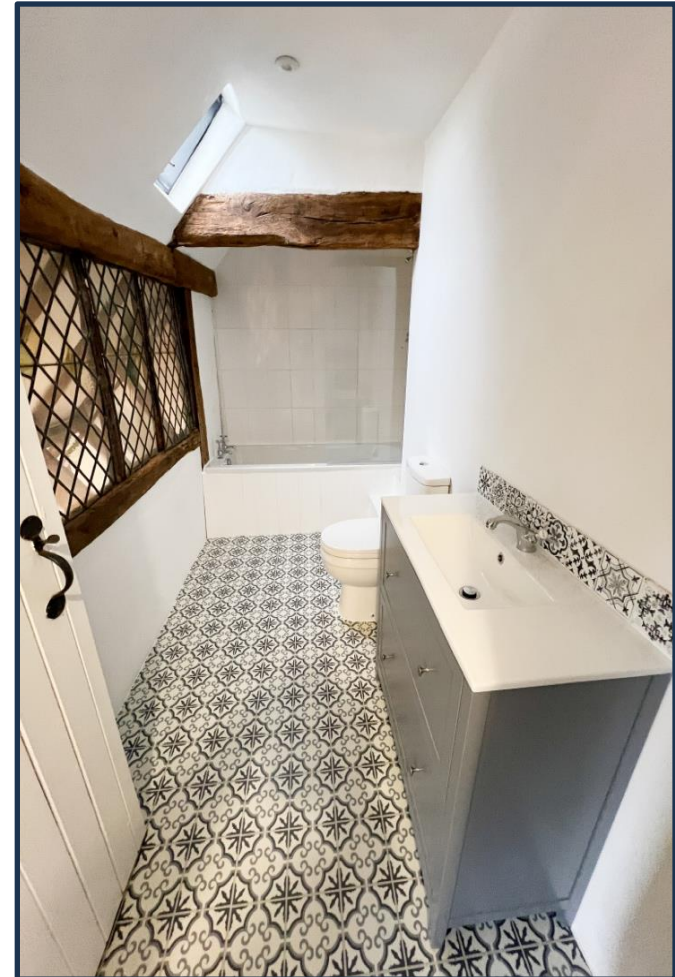
Bedroom One is just delightful and includes a feature Inglenook style fireplace with Oak bressummer beam, exposed beams and stonework, latched door and window to front aspect.

Bedroom Two, yet another room offering plentiful charm, including a feature brick fireplace with Oak beam, built in wardrobe, exposed beams and stonework, latched door and window to front aspect.



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The exceptional Family Bathroom is just stunning, showcasing the beautiful stained glass leaded light windows which were formally part of the original outer rear wall. This room is truly combining the old with the new, with exposed beams and stonework coupled with a stunning chic bathroom suite including a panelled bath with power shower and glass screen, WC with concealed cistern, vanity base cupboard with inset hand wash basin and window to rear aspect.



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Outside, the private enclosed rear garden is a good size, mainly laid to lawn with an array of established shrubs, seasonal flower borders, a well and a useful storage building. Adjacent to the kitchen is a large terrace area just perfect for alfresco dining with family and friends.



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## LOCATION

The property is set in the popular Wealden village of Marden with its wide range of local shopping facilities including village stores, butchers, bakers, Post Office, petrol station and shop. This village has a wonderful close-knit community which caters for all ages, and you can be involved as much or as little as you feel necessary. There is an excellent primary school in the village and the mainline railway station offers regular 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.

## DIRECTIONS

Briar Cottage sits proudly in the middle of the village easily identified by our For Sale board on the wall and almost opposite the small parade of village shops.

## VIEWINGS

Strictly by appointment only with the selling Agent.

## COUNCIL TAX

Maidstone Borough Council Tax Band E / EPC exempt.

## 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.*

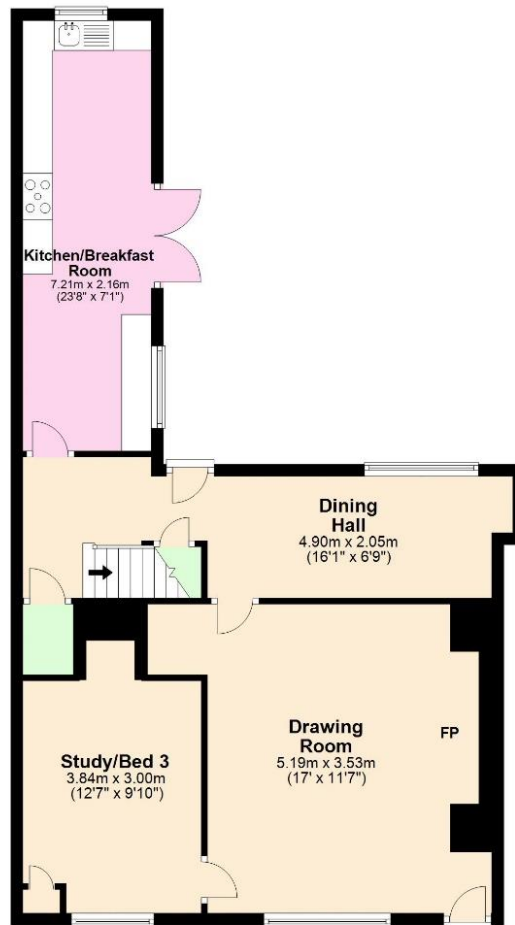




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## FLOORPLANS

### Ground Floor



### First Floor



Total area: approx. 123.4 sq. metres (1328.6 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.