



Nineacre Lane, Hunton Road, Marden, Kent





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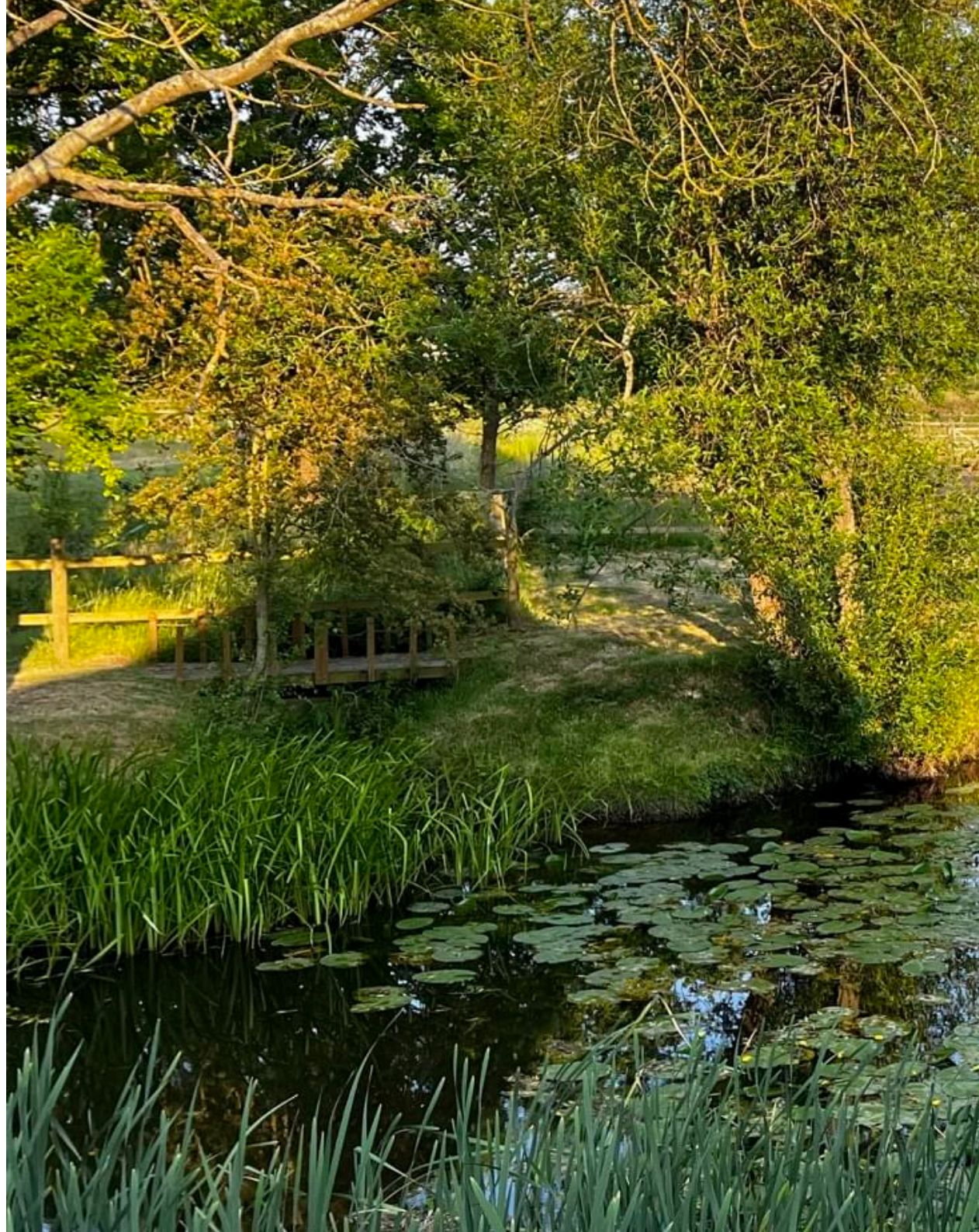
A well-presented four bedroom farmhouse, set in 4.5 acres with equestrian facilities and far reaching views of the Kent countryside.



Tenure: Available freehold

Local authority: Maidstone Borough Council

Council tax band: G







The Property

Situated along a quiet country lane which serves only the farmhouse and farm buildings, you are immediately greeted by space, land and setting this beautiful farmhouse has to offer.

As you step inside, the ground floor benefits from ample living accommodation throughout. From the spacious entrance hall, perfect for hanging coats, wellies and outside attire, to the open plan kitchen, dining and snug area which acts as the centre of the house with 180 panoramic views over the fields beyond. The bespoke kitchen has been fitted with all the modern appliances, fixtures and fittings as well as the added bonus of a central island. Bifold doors also lead out to the patio area from this space via the snug area.

Heading to the other side of the house via the entrance hall or dining area in the kitchen, the house opens up to further living space. The sitting room, with its charming inglenook fireplace, log burning stove, exposed beams offers another fantastic haven. For more formal evenings, there is also a second dining room with bifold doors leading you outside, providing further accommodation to entertain family and friends. Off the sitting room, you will find the study for flexibility to work from home if needs be.



Upstairs

Ascending upstairs, four well proportioned double bedrooms complete this floor. The principal bedroom benefits from fitted wardrobes and its own en suite shower room. The second bedroom also has its own en suite shower room and incredible views looking out over the moat and paddocks. The further two bedrooms share the family bathroom, which has been finished to a high standard.



Garden and Grounds

Outside, the property comes alive. From the lovely mature gardens surrounding the house to the vocal point, a moat that sits to the rear of the property creating a picturesque setting overlooking the paddock, stables and riding school.

The stable block is approached via a track to the front of the property. The stables have power, water and are currently arranged as three stable boxes, a foaling box, ack room and hay store. A yard separates the stables from the riding arena, which is enclosed by post and rail fencing. There is a single paddock also enclosed by a post and rail fencing.

There is an established riding community in the area with various clubs and riding centres, in particular Bonfleur Cross Country Course, Wellgrove Farm Stables, Duckhurst Farm, Blue Barn and Cobham Manor.

There are also several outbuildings on the plot, including a detached outhouse in close proximity to the main house, currently being used as a utility room. It is set up for a professional kitchen but could equally provide other uses, too. An additional, newly erected, 20'x10' workshop/garden shed has been added to the grounds, which also benefits from power.

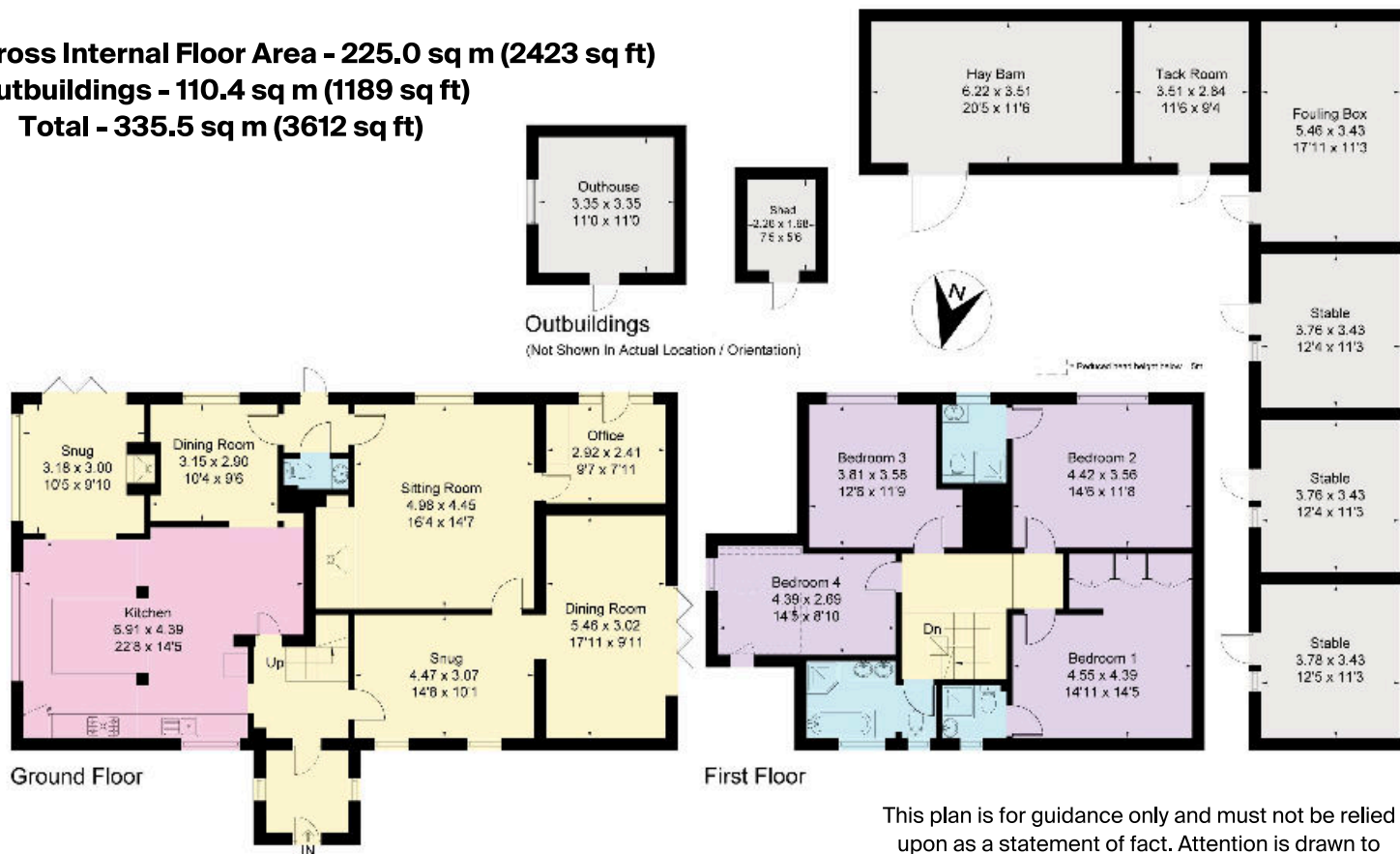
Location

Situated along a quiet country lane serving only the farmhouse and buildings. There is a good range of schools in the area, with primary schools in Marden, Hunton, Collier Street and Yalding, Cornwallis Secondary School in Coxheath, Mascalls Academy in Paddock Wood, Grammar Schools in Maidstone and Private Schools in Sutton Valence, Tonbridge and Cranbrook.

Transport links are excellent, with Marden Railway Station serving London Bridge, Cannon Street, Waterloo and Charing Cross between 47 minutes and an hour and local services to Ashford International Station. Junction 5 of the M20 is 9.50 miles way, which offers fast access to London, The M25 and the Kent Coast.



Approximate Gross Internal Floor Area - 225.0 sq m (2423 sq ft)
Outbuildings - 110.4 sq m (1189 sq ft)
Total - 335.5 sq m (3612 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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