

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1388403



Approximate Area = 1676 sq ft / 155.7 sq m  
For identification only - Not to scale

**Oak Cottage, Hunton Road, Marden, Tonbridge, TN12**

**Guide Price £600,000**  
**EPC RATING: C**

**Hunton Road, Marden, TN12 9TB**





Presented in beautiful condition throughout in this semi rural village location is this extended, semi detached family home. Offering five bedrooms, the ground floor offers an exceptional main bedroom with en-suite shower room leading from the 19' living room, which in turn leads to the bright and airy dining room, with bi-fold doors to the garden and is open to the kitchen, with exceptional cabinetry and storage, with a utility beside and luxurious ground floor bathroom suite. A staircase from the dining room takes you upstairs to the first floor landing, with the four further bedrooms and a separate three piece shower room. Outside, there is a mature, 60' garden, with paved patio, lawn and flower and shrub beds and to the front, a gated gravel drive providing parking for four/five cars.

This deceptive family home offers flexible accommodation, suitable for a growing family or those looking for multi generational living.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band E**  
**EPC Report C**



- GUIDE PRICE £600,000 - £650,000 • Five Bedrooms Including Ground Floor Bedroom Suite • Exceptional Ground Floor Accommodation • Ideal for Multi Generation Living • En-Suite and Family bath and Shower Rooms • Mature 60' Gardens • Ample Off Road Parking • Quiet-Semi Rural Village Location • Close To Marden Station/ Close Links To London • Attractive Extended Family Home

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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