

Marley House, Headcorn Road, Smarden, Ashford, TN27

Approximate Area = 1546 sq ft / 143.6 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Garage = 258 sq ft / 23.9 sq m
Total = 1875 sq ft / 174 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). Produced for Simon Miller & Company. REF: 1492828. ©richcom 2026.

MARLEY HOUSE

HEADCORN ROAD

SMARDEN

TN27 8PJ

ASKING PRICE £425,000

FREEHOLD

EPC REPORT: G



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

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 for 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.

PERIOD HOMES

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Set back in this secluded semi-rural location is this beautiful, Grade II listed cottage. Offered chain free, the property has been refurbished by the current owners and offers modern convenience combined with a wealth of character throughout. As you enter, a small lobby takes you to the lounge, with its Inglenook fireplace and inset wood burning stove, with the modern fitted kitchen beyond, with a large dining room to the other side, with brick tiled flooring, beamed ceilings and feature oak carved wall panels with seating area to one side and door from here with staircase beyond leading to the first floor.

Property Features
• Grade II Listed Semi Detached Cottage • Offered CHAIN FREE • Two Double Bedrooms • Two Reception Rooms • Character Features Throughout • Presented in Very Good Condition • Modern Kitchen, Bathroom and Guest Cloakroom • Semi Rural Location



Upstairs, there are two good sized bedrooms, served by a three piece bathroom suite, with an additional guest cloakroom beside. A further straight staircase from the landing leads to the second floor attic rooms, with vaulted beamed ceilings, offering an opportunity for use as office space, a hobby room or even an additional bedroom, subject to the relevant consents. Outside, there is off street parking in front of the property for three cars, with gated access leading into the front garden, which is mainly laid to lawn and incorporates a pond area (not included in the title) with paved pathway to the front door. There is also access along the rear of the cottages leading to the garage and additional parking spaces. Coming from Headcorn Road, you enter Marley Lane, signposted Marly Farm and you will find the driveway in front of Marley House a short way along on your right hand side. The single garage can be found further along the lane, to the right, with a white up and over door.

MATERIAL INFORMATION, Freehold

Council Tax Band: D, EPC Report: G

Broadband: Fibre

