



Russet Vale

MARDEN | KENT

A COLLECTION OF ONE BEDROOM APARTMENTS AND THREE
BEDROOM HOUSES AVAILABLE WITH SHARED OWNERSHIP



Russet Vale

A slower pace of life

Retreat from fast paced living at Russet Vale, a small collection of one bedroom apartments and three bedroom houses situated in the rural village of Marden, Kent. Set next to an orchard, Russet Vale is part of a small development which complements the local area with traditional style homes with high quality finishes.

Apartments feature open plan living spaces, a modern bathroom and spacious double bedroom whilst the semi-detached three bedroom houses feature a kitchen dining space opening onto a private garden, separate lounge, cloakroom, storage, family bathroom and three good sized bedrooms. All homes feature allocated parking to ensure you can make the most of the stunning Kent countryside surrounding Russet Vale. Make Russet Vale your home, now available with Shared Ownership from mhs homes.

Village life

Quiet and peaceful Marden offers a relaxed pace of life

Marden may be small but it is perfectly situated to enjoy a country lifestyle, surrounded by stunning landscapes and charming villages to explore. The area is defined by its history of apple orchards and its proximity to the High Weald Area of Outstanding Natural Beauty, a medieval woodland with grasslands, open heath and coastline, home to wildlife small and large.

There is plenty to explore by walking, cycling or visiting medieval castles, old world steam railways and historic manor houses. Before returning home to Russet Vale, rest up at one of two local pubs, The Unicorn or the West End Tavern, for pub grub and local brews. The Old Post Office Coffee House is family-run, with locally produced cakes and sandwiches on offer to eat in or takeaway, great for early morning commutes or adding to a picnic in the summer.



Marden itself also has a library, farm shop, pharmacy, health centre, several takeaway restaurants, a cricket and hockey club, as well as a youth football club to support. Local schools rated Good in the area include Marden Primary School and St Margaret's School and the Outstanding Goudhurst and Kilndown Church of England Primary School is less than a 15 minute drive from Russet Vale.

Travel times are approximate. Source: Google Maps.

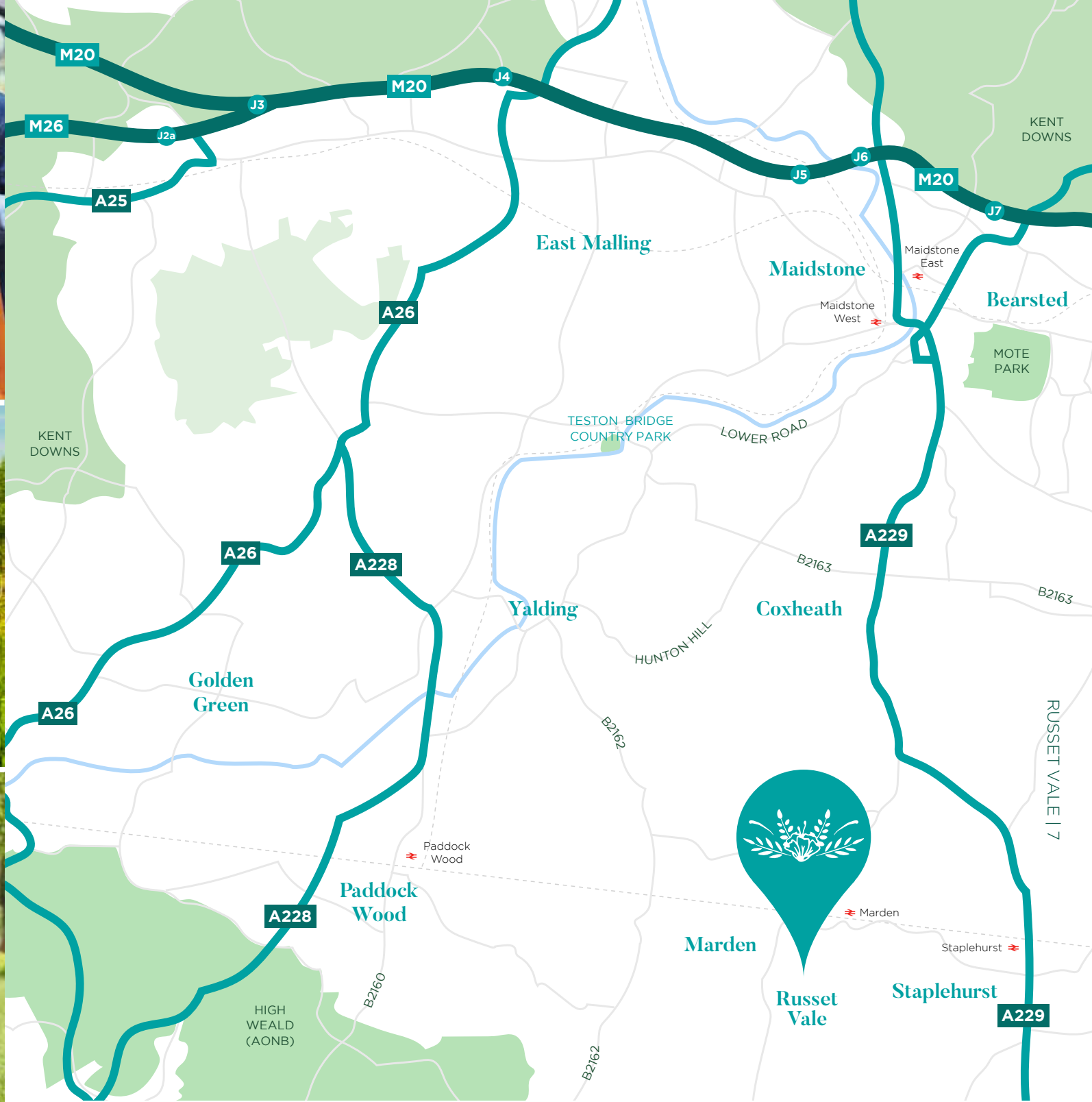


Retail & relaxation

Nearby Maidstone and Royal Tunbridge Wells have something for everyone when it comes to shopping, dining and entertainment.

Only a 21 minute drive from Russet Vale, Maidstone will be your go to destination for everyday amenities, high street shopping as well as having plenty of options for family days out and evenings with friends. Window shop at Fremlin Walk and The Mall, wander along the River Medway by the Archbishop's Palace or catch a film at the local cinema. Maidstone has lots of options for families, with bowling, a leisure centre, and Mote Park offers play areas and a new Outdoor Adventure activity centre.

Marden is in a great location to connect to nearby towns and villages. Royal Tunbridge Wells and Tonbridge are around a 30 minute drive from Russet Vale, whilst commuters have a direct line into London Charing Cross in under an hour.



Travel times are approximate. Source: Google Maps and nationalrail.co.uk

Site plan



- 1 bedroom apartment
- 3 bedroom house

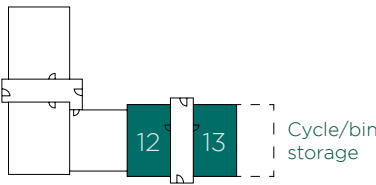


ONE BEDROOM APARTMENT

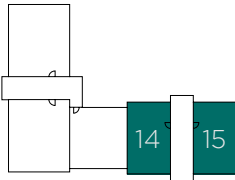
Plots 12 | 13* | 14 | 15* | 16 | 17*
Gf Gf L1 L1 L2 L2

Internal area: 50.4m² ~ 542ft²

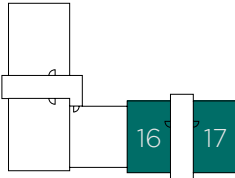
Kitchen	4.27m	x	1.85m	14'0"	x	6'0"
Living/dining	5.86m	x	4.27m	19'2"	x	14'0"
Bedroom	4.35m	x	3.31m	14'3"	x	10'10"



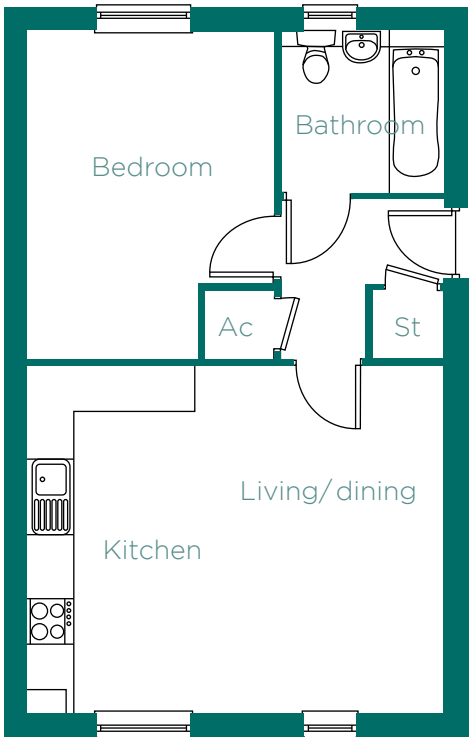
Ground floor



First floor



Second floor



*Indicates that this plot is handed

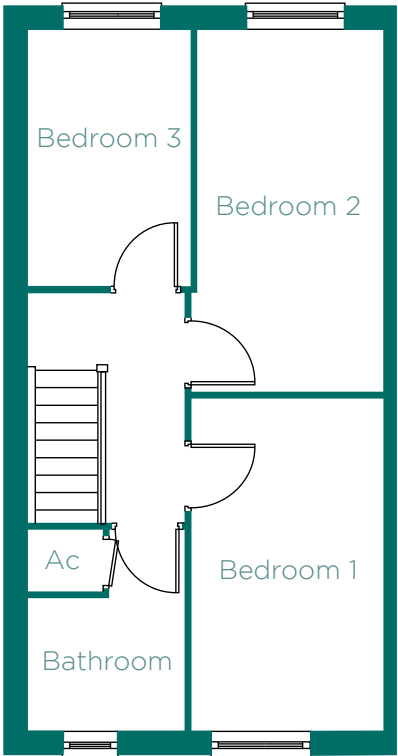
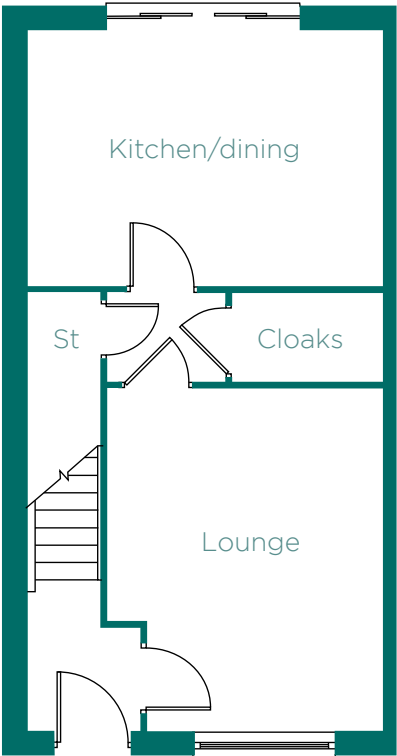


THREE BEDROOM HOUSE

Plots 36* | 37

Internal area: 84.1m² ~ 905ft²

Lounge	4.43m	x	3.58m	14'6"	x	11'8"
Kitchen/dining	4.63m	x	3.32m	15'2"	x	10'10"
Bedroom 1	4.30m	x	2.49m	15'4"	x	7'11"
Bedroom 2	4.68m	x	2.42m	14'1"	x	8'2"
Bedroom 3	3.32m	x	2.12m	10'10"	x	6'11"



Specification

Intelligently designed

Kitchen

- Symphony heritage range units and matching worktops
- Matching upstand to worktops with splashback glass to hob
- 1 bowl sink
- Integrated appliances by Zanussi:
 - Fridge/freezer
 - Dishwasher
 - Washing/dryer
- Zannussi single oven
- Zannusi gas hob with extractor hood

Bathrooms & en suites

- White sanitary ware
- Bath with thermostatic shower mixer
- Glass shower screen
- Heated chrome towel rail
- Shaver point
- Mirror above wash basin or extendable shaving mirror
- Porcelanosa wall tiles full height around bath and half height tiling to all other walls in bathroom

General

- White emulsion to walls and ceilings
- Durable slip resistant vinyl flooring to kitchen/dining, cloakrooms and bathrooms
- Carpets only to bedrooms (also to stairs and landing in houses)
- Downlights to Lounge, kitchen and bathroom in apartments
- Downlights to kitchen and bathroom in houses
- Mains operated smoke detectors with battery back up
- Combi gas boiler
- Sheds to houses
- Turf to front and rear garden
- Allocated parking



*Indicates that this plot is handed

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