

Trottiscliffe Road

West Malling ME19 5AZ

£2,150,000

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COUNTRY HOMES

West Malling ME19 5AZ

Set back from Trottiscliffe Road behind electric gates in the charming village of Addington, West Malling, this stunning detached house offers an exceptional living experience. Spanning an impressive 3,476 square feet in the main house, the property boasts five spacious reception rooms, perfect for both entertaining guests and enjoying family time. With five well-appointed bedrooms and four modern bathrooms, this home provides ample space for comfortable living for the discerning purchaser. As you can see from the floorplan, the property is not only spacious and well proportioned, but versatile too.

Built in 1998, the house is in immaculate condition, showcasing a blend of contemporary design and classic elegance. The property is set within a generous plot, with wrap around gardens with mature trees and planting and three separate areas for outdoor dining and entertainment providing a serene and semi-rural atmosphere. The location is particularly appealing, situated near a picturesque golf course, perfect for leisure activities, and a short stroll from a well respected village pub.

Access to the property is via a gated drive, ensuring privacy and security. The triple garage offers parking for 2 vehicles plus additional storage, along with a 393 square foot room above, which could serve as a home office, gym, additional storage space or even auxiliary accommodation as there is a WC.

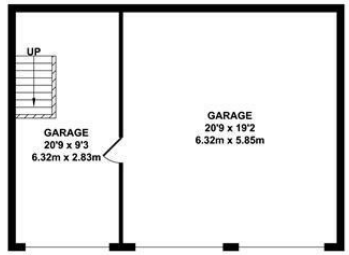
This remarkable home is a rare find, combining spacious living areas, modern amenities, and a tranquil setting. It is an ideal choice for families or anyone looking to enjoy the best of countryside living while remaining conveniently close to local amenities as the larger village of West malling is a short drive and offers a station with trains to London as well as an array of bespoke shops bars and restuarants. Do not miss the opportunity to make this exquisite property your own, call now to make your appointment to view

- CHAIN FREE
- 4 bathrooms
- Large plot with an attached c. 500sq. m parcel of land available via negotiation
- Gated drive with triple garage
- 3476 sq ft main house
- Plus 393 sq ft room with WC above garage
- Immaculately presented
- Popular village
- Convenient yet semi rural location
- Viewing encouraged





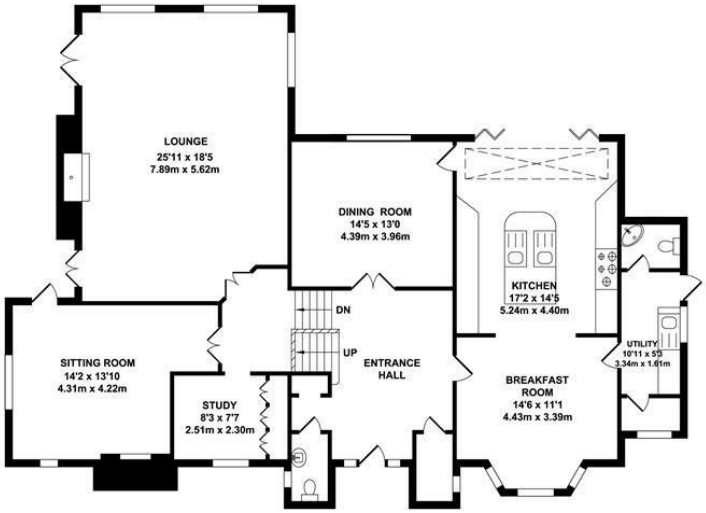




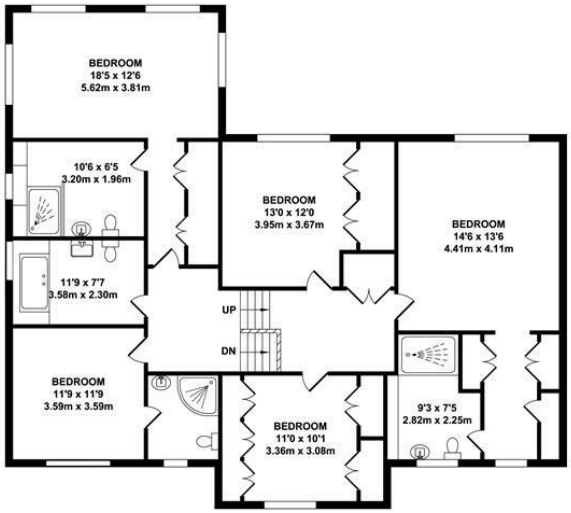
GARAGE GROUND FLOOR
APPROX. FLOOR AREA
597 SQ.FT.
(55.49 SQ.M.)



GARAGE FIRST FLOOR
APPROX. FLOOR AREA
393 SQ.FT.
(36.52 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1813 SQ.FT.
(168.47 SQ.M.)

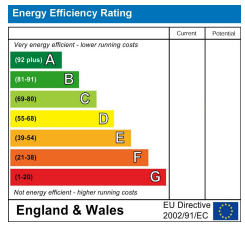


FIRST FLOOR
APPROX. FLOOR AREA
1663 SQ.FT.
(154.46 SQ.M.)

TOTAL APPROX. FLOOR AREA 4466 SQ.FT. (414.94 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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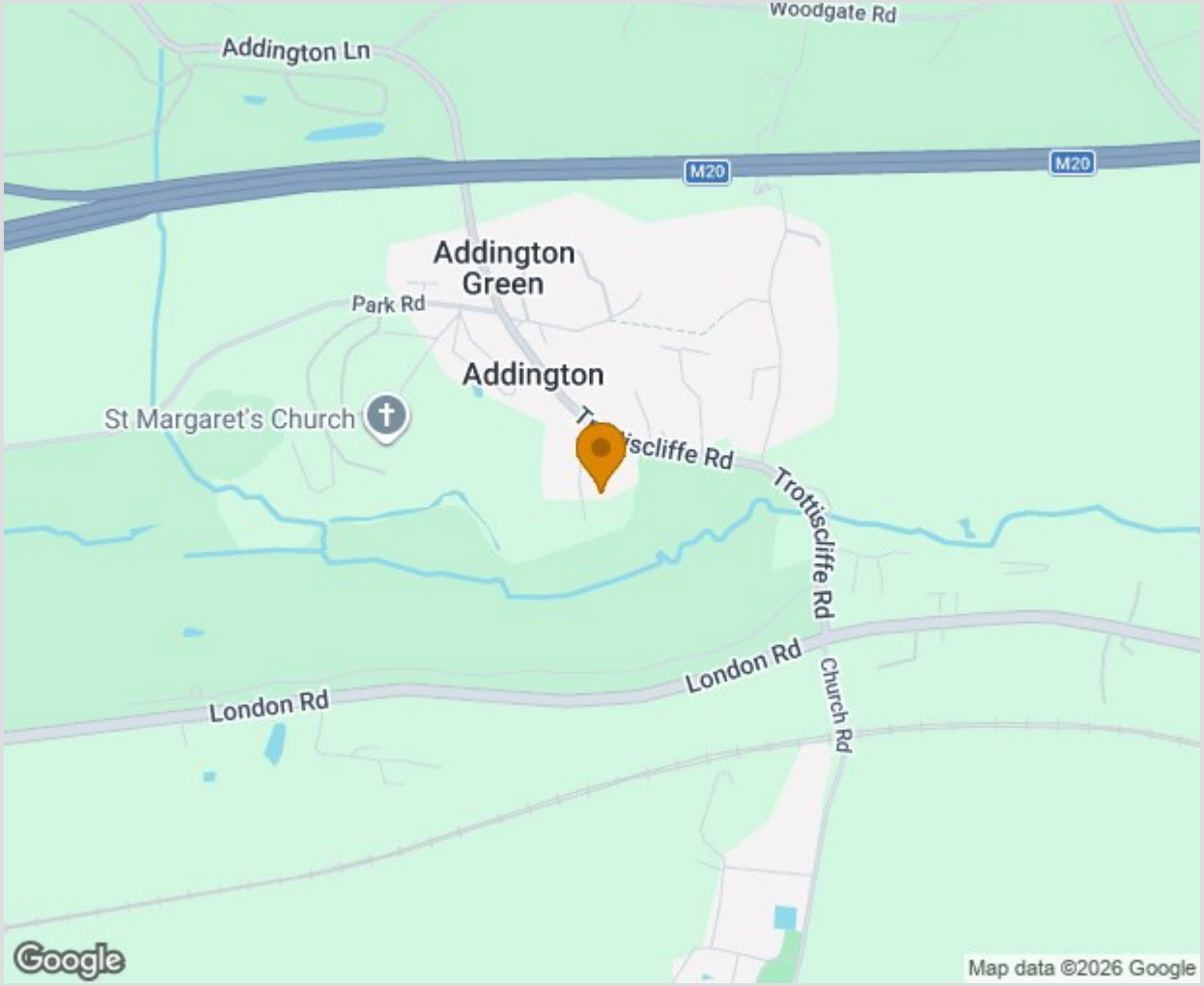
Location Map

Tenure: Freehold

Council tax band: H

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents note
Please note that there is an attached c. 500sq. m parcel of land available via negotiation



The Property Ombudsman

TO VIEW CONTACT: 01732 87 11 11 westmalling@khp.me

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