



Ibbett Mosely

Warren Edge, 109 The Heath, East  
Malling, Kent, ME19 6JN



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**STUNNING DETACHED 4/5 BEDROOM FAMILY HOME IN A SEMI RURAL BUT CONVENIENT LOCATION WITH SPACIOUS AND ADAPTABLE ACCOMMODATION INCLUDING ANNEX POTENTIAL. PLENTY OF OFF ROAD PARKING BEHIND WROUGHT IRON RAILINGS, DETACHED DOUBLE GARAGE AND WORKSHOP AND STUNNING PARKLAND STYLE GARDENS. ASKING PRICE £999,950**



- 4 double Bedrooms
- 2 Family bathrooms and shower room
- Kitchen and breakfast room
- 3 Reception rooms
- Bar/games area
- Downstairs cloakroom
- Annex potential
- Outside heated swimming pool
- Garage/workshop and off rd parking
- Beautiful well established garden

Fabulous 4/5 bedroom detached family home situated in a semi rural but convenient location. This exceptional property was built in the 1930s with later additions. The property boasts sizeable accommodation which could be configured in a variety of ways. The property has some beautiful period features including stunning wood panelling and a ornate marble fireplace. The ground floor comprises a well proportioned sitting room with feature fireplace, well fitted kitchen and breakfast room, a sizeable conservatory, and the bar and games room and downstairs cloakroom which could converted to a one bedroom annex (subject to the usual planning permission). There are two staircases leading to the first floor, the main staircase leads to the master bedroom and a further double bedroom and the very grand family bathroom. There is a staircase to the second floor where there is a further double bedroom and bathroom. The second staircase, which is accessed via the breakfast room, leads to a sizeable bedroom and shower room. The property sits on a stunning plot with extremely well established , parkland style gardens with exquisite well established shrubs and trees within which sits the swimming pool. There is ample off road parking behind wrought iron railings and a detached double garage with a workshop.

### ENTRANCE

Part glazed front to entrance hall.

### ENTRANCE HALL

Ornate school radiator, beautiful wooden panelled staircase to first floor, Amtico wood style floor, under stairs cupboard, part glazed door to kitchen, open to garden room/conservatory.

### SITTING ROOM

Window to front and rear, two ornate school radiators, grand feature fireplace with log burner, carved wooden surround and marble hearth.

### DINING ROOM

Window to rear plus small window to side, built in wine rack, serving hatch to kitchen, ornate school radiator.

### GARDEN ROOM/CONSERVATORY

Wood style Amtico flooring, two ornate school radiators, open to dining room, double part glazed doors to sitting room, part tiled floor, French doors to garden and single door, radiator, central ceiling fan and light.

### KITCHEN

Range of wall and floor units, granite work tops, Rangemaster electric range cooker, drawer units, storage baskets, twin inset butler sink with mixer tap, integrated dishwasher, two plate racks, glass display cupboards, open to breakfast area with built in cupboards and granite work tops, Rayburn oven, glass display cupboard, American fridge/freezer, built in bench with storage, window and part glazed door to rear, two built in storage cupboards, staircase to first floor.

### BAR/GAMES AREA

Built in wooden bar, two windows to rear, part panelled walls, French doors to side, open to pool room, two radiators, part panelled walls, part glazed door to side, door to kitchen area, inset ceiling spotlights.



#### UTILITY ROOM

Range of wall and floor units with contrasting work tops, single drainer sink unit, space for tumble drier, space for washing machine, inset ceiling spotlights.

#### DOWNSTAIRS CLOAKROOM

WC, wall mounted corner sink unit with mixer tap, radiator, obscure glass window to front, wood style flooring, inset ceiling spotlights.

#### FIRST FLOOR

##### FIRST FLOOR LANDING/STUDY

Sizeable landing, currently used as a study area, school style radiator, window to front and rear, storage cupboards.

##### BEDROOM ONE

Window to rear and side, range of built in bedroom furniture, radiator, open to dressing room with range of built-in wardrobes, window to front, radiator.

##### BEDROOM TWO

Range of fitted wardrobes, window to rear, radiator.

##### BATHROOM

Central free standing double ended bateau style bath with Victoriana style mixer tap, shower attachment and waterfall shower, twin sinks in vanity unit with granite work tops, cupboard housing hot water tank, towel rail radiator, part panelled walls, Amtico tiled floor, WC, two obscure glass windows to front and one to side, inset ceiling spotlights.

#### SECOND FLOOR

##### SECOND FLOOR LANDING/STUDY AREA

Velux window to rear.

##### BEDROOM THREE

Window to front, Velux window to rear, range of built-in bedroom furniture.

##### BATHROOM

Panelled bath with Victoriana style mixer tap and shower attachment, sink in vanity unit with mixer tap, part tiled walls, two eaves storage cupboards, Velux window, chrome ladder style radiator, window to front.

#### 2ND STAIRCASE

##### BEDROOM FOUR

Three Velux windows to rear, three eaves storage cupboards, radiator.

#### SHOWER ROOM

Shower cubicle, storage cupboard, WC, pedestal wash hand basin with mixer tap, vinyl floor, part tiled walls.

#### OUTSIDE FRONT

Wrought iron double electric gates leading to block paved driveway with off road parking for several cars, retained by low brick wall with wrought iron railings.

#### GARAGE/WORKSHOP

Detached brick built double garage with electric up and over door light and power. Workshop area. Windows to three aspects and access door to rear garden.

#### OUTSIDE TO REAR

Paved patio area, low stone wall, steps up to beautifully manicured lawn, surrounded by well established shrubs, trees and flowerbeds, further steps up to pool area - heated swimming pool with cover, surrounded by paved patio area with brick built barbecue, summerhouse, wooden shed, lighting, further summerhouse housing hot tub.



# EPC Rating- D



House Approx. Internal Floor Area 3031 sq. ft / 281.6 sq. m  
 Outbuilding Approx. Internal Floor Area 523 sq. ft / 48.5 sq. m

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**Ibbett Mosely**

West Malling 01732 842668

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