



Ibbett Mosely

Addington, West Malling ME19 5DG
£1,100,000



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GRADE II LISTED BARN CONVERSION WITH STUNNING ORIGINAL FEATURES. IMPRESSIVE DETACHED FAMILY HOME WITH THREE RECEPTION ROOMS, FOUR SPACIOUS BEDROOMS TWO WITH EN SUITE. GENEROUS GARDENS AND ATTRACTIVE POND PRIVATE DRIVEWAY, WORKSHOP AND DOUBLE GARAGE SET IN THE POPULAR VILLAGE OF ADDINGTON.

NO ONWARD CHAIN

- Barn Conversion
- Triple Aspect Reception Room
- Large Wraparound Gardens
- Four Double Bedrooms
- Kitchen / Breakfast Room
- Dining Room & Living Room
- Two En Suites & Family Bathroom
- Downstairs Cloakroom & Utility Room
- Private Driveway & Oakwright Car Barn

Bumblebee Barn is a most impressive Grade II Listed barn conversion with 3320 sq ft of spacious and adaptable living accommodation. This is a superb family home that has maintained the style and features of its origins. The property sits on a generous plot at the end of a quiet lane in the village of Addington and enjoys views over West Malling Golf Club to the rear.

Brought to the market with no onward chain.

ADDINGTON

Bumblebee Barn is situated at the end of a quiet cul-de-sac in the popular village of Addington, a designated area of 'outstanding natural beauty.' The village is home to West Malling Golf Club, The Angel Inn, Addington Village Hall and a beautiful Grade I listed church. Also of note is the local country park spread across 160 acres on the crest of the North Downs and also benefits from good local hacking and equestrian facilities nearby.

Addington is in close proximity to Trottscliffe and Ryarsh villages. Also nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses.

West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs.

There are a good number of well regarded state and independent schools in the area.

ACCOMMODATION

The property comprises a large triple aspect reception room with wood burning stove and French doors to the side garden, a country style fitted kitchen / breakfast room overlooking the rear garden, a good sized utility room with a walk in pantry, a sitting room and dining room. A cloakroom completes the ground floor accommodation.

On the first floor there are four double bedrooms together with the family bathroom. One of the bedrooms enjoys the benefit of an en suite bathroom and the another has a dual aspect outlook with an en suite shower room. A large landing offers a superb space overlooking the front garden and is currently used as a reading area.

DRIVEWAY & CARPORT

A large driveway and Oakwright timber carport afford off road parking for several cars.

ENCLOSED WRAPAROUND GARDENS

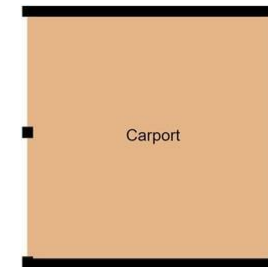
The large wraparound gardens are a fantastic asset to this stunning property and offer an abundance of private outdoor space. Mainly laid to lawn, the garden has mature planting to the borders, paved patio areas and a beautiful natural pond sits to the side of the property.

TONBRIDGE & MALLING BOROUGH COUNCIL

Tax Band G







Approx. Gross Internal Area 3320 ft² ... 308.4 m² (excluding carport)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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