



Ibbett Mosely

Butchers Lane, Mereworth, ME18 5QD
£765,000



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A SUPERB DETACHED FOUR BEDROOM FAMILY HOME IN MEREWORTH VILLAGE WITH PRIVATE DRIVEWAY AFFORDING OFF ROAD PARKING FOR SEVERAL CARS, INTEGRAL GARAGE AND FANTASTIC GARDENS TO THE FRONT AND REAR.

- Detached Family Home
- Four Double Bedrooms
- Master with En Suite
- Sitting Room
- Dining Room & Study
- Modern Fitted Kitchen
- Countryside Location
- Landscaped Gardens
- Large Driveway & Integral Garage

Ibbett Mosely are delighted to bring to the market a fantastic four bedroom detached family home with an integral garage, a large driveway that affords ample off road parking and delightful gardens to the front and rear.

This lovely family home is situated on a quiet country lane in the beautiful village of Mereworth.

MEREWORTH

Mereworth is a small village lying just off the current A26 Maidstone to Tonbridge road. It lies between the villages of Wateringbury and West Peckham near the crossing of Seven Mile Lane with the A26. Mereworth has its own primary school and historic church. The Maidstone to Tonbridge bus service passes through the village.

Nearby is the historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. Also in close proximity is the new town of Kings Hill where there are excellent shopping facilities including ASDA, ALDI and Waitrose Supermarkets, restaurants, a public house, David Lloyd Leisure Centre, nursery, primary schools, a golf course and access to scenic countryside via a network of cycle paths and bridleways.

Borough Green and West Malling railway stations provide services to London (Victoria) and (Charing Cross). 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 are a good number of well regarded state and independent schools in the area.

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 golf courses at Wrotham Heath, the aforementioned Kings Hill and Addington and indoor leisure centres at Larkfield.

ACCOMMODATION

The property comprises a sitting room with open fire, a modern fitted kitchen, study/snug and dining room with French doors to the rear garden. A cloakroom and utility room complete the ground floor accommodation.

On the first floor there are four double bedrooms together with the family bathroom. The master bedroom enjoys the benefit of an en suite shower room and each bedroom has a beautiful view over the surrounding open countryside which includes Mereworth Castle, Hadlow Tower and Yotes Court.

FRONT GARDEN & DRIVEWAY

The property has a large front garden that is beautifully maintained and the driveway affords off road parking for several cars and leads to the integral single garage.

INTEGRAL SINGLE GARAGE

The garage has an up and over door, light and power.

REAR GARDEN

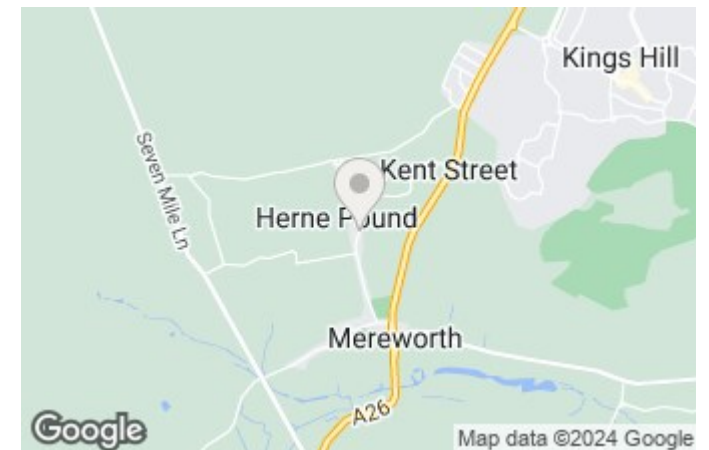
The rear garden is fully enclosed and is a fantastic asset to the property and has been beautifully landscaped and maintained by the current owners. There is a paved patio area and steps lead to the garden which is mainly laid to lawn with mature seasonal planting to the borders. There are established vegetable beds, a greenhouse and generous sized garden shed.

TONBRIDGE & MALLING BOROUGH COUNCIL

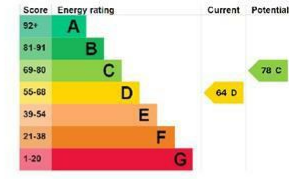
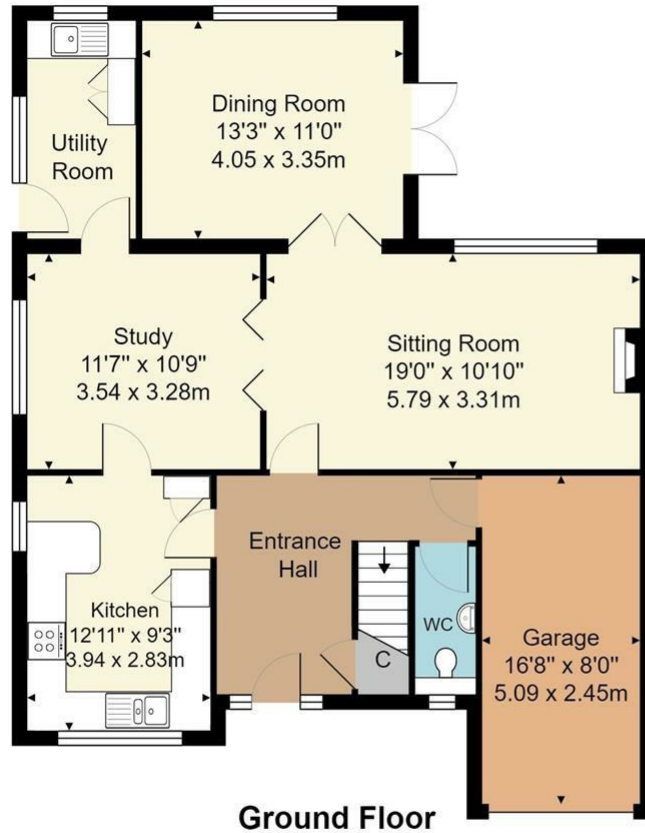
Tax Band F

EPC RATING D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2971-1337-3124-7107-7401>







Approx. Gross Internal Area 1702 ft² ... 158.1 m²
(Includes Garage)

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

West Malling 01732 842668

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