



Ibbett Mosely

Pilgrims Way, Trottscliffe, ME19 5EW  
£950,000



## Pilgrims Way, West Malling, ME19 5EW

**AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A DETACHED GRADE II LISTED PROPERTY SITUATED IN A STUNNING RURAL LOCATION ON A SIZEABLE PLOT TOTALLING 2.53 ACRES INCORPORATING ANCIENT WOODLANDS. THE PROPERTY HAS A DETACHED DOUBLE GARAGE, WORKSHOP & AND DRIVEWAY AFFORDING OFF ROAD PARKING FOR SEVERAL CARS. NO ONWARDS CHAIN.**

- Grade II Listed Property
- Four Bedrooms
- Bathroom & Shower Room
- No Onwards Chain
- Sitting Room
- Dining Room
- Country Style Kitchen
- Established Gardens
- Stunning 2.53 Acre Plot
- Woodlands, Detached Double Garage, Workshop & Shed

A rare opportunity to acquire a detached Grade II Listed property that dates back to C1600. Located in a beautiful rural location, the property sits on a sizeable 2.53 acre plot and incorporates ancient woodlands at the foot of the North Downs. The property has the benefit of a detached double garage and workshop. No onwards chain.

### TROTTSCLIFFE

Commodity is situated at the end of a country lane on the rural fringe of the historic and highly sought after village of Trottscliffe. The property is nestled at the foot of the North Downs and Trosley Country Park which spans across 160 acres.

Trottscliffe village is a designated 'area of outstanding natural beauty' with the benefit of local amenities including public houses The George and The Plough, tennis courts, village hall, popular primary school (rated 'good' by Ofsted) and a Grade I listed church.

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, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill and the main line railway station at Borough Green, approximately 4 miles distant, offers services on the Victoria Line.

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

### ACCOMODATION

Commodity comprises a dual aspect sitting room with inglenook fireplace and open fire, dining room, country style kitchen / breakfast room with a dual aspect outlook over the beautiful gardens to the rear. There is a shower room and bathroom on the ground floor.

On the first floor there are four bedrooms and a WC.

### DRIVEWAY

A private driveway affords off road parking for several cars and leads to the detached double garage.

### DETACHED DOUBLE GARAGE

Detached double garage with up and over door, light and power.

### GARDENS & WOODLAND

The property sits on a 2.53 acre plot, 1.13 with an additional 1.4 acres of woodlands. The gardens wrap around the property and are mainly laid to lawn with a variety of established deciduous and coniferous trees, mature well stock borders and seasonal planting.

1.4 acres of ancient woodlands are an incredible asset to the property which sit at the foot of the North Downs.

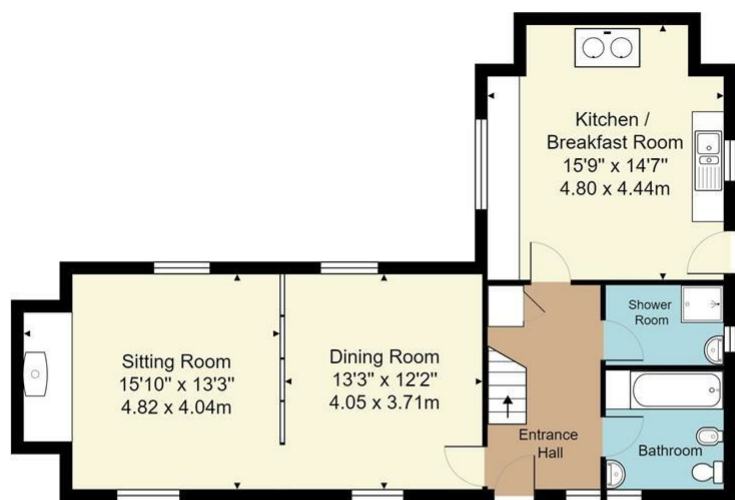
There is a pond at the front of the property and an ancient well.

TONBRIDGE & MALLING BOROUGH COUNCIL  
Council Tax Band F

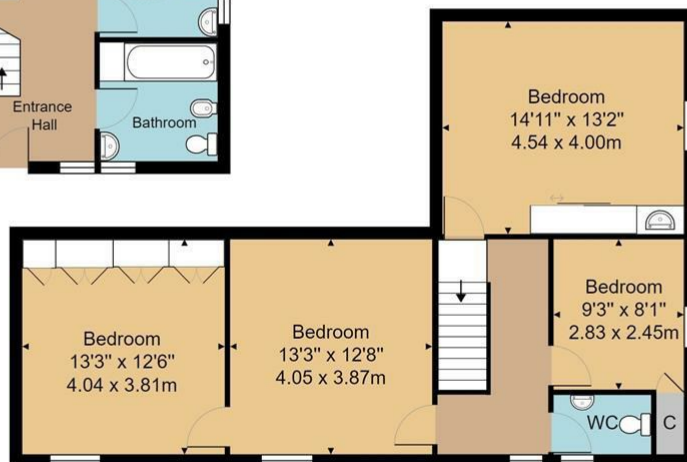
GRADE II LISTED - EPC EXEMPT



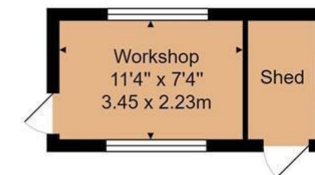




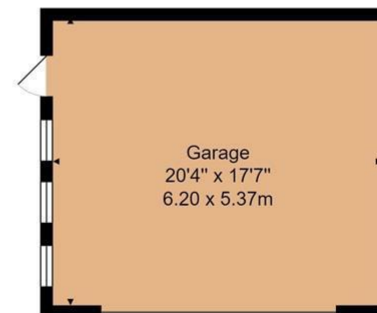
**Ground Floor**



**First Floor**



Area: 116 ft<sup>2</sup> ... 10.8 m<sup>2</sup>



Area: 357 ft<sup>2</sup> ... 33.2 m<sup>2</sup>

House Approx. Gross Internal Area  
1512 sq. ft / 140.4 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 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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