



Ibbett Mosely

Pinesfield Lane, Trottiscliffe, West Malling ME19 5EN  
£795,000



## Pinesfield Lane, West Malling, ME19 5EN

**A FANTASTIC OPPORTUNITY TO ACQUIRE A DETACHED FOUR BEDROOM FAMILY HOME SITUATED IN A BEAUTIFUL SEMI-RURAL LOCATION ON A SIZEABLE 0.9 ACRE PLOT WITH A LARGE DRIVEWAY AFFORDING OFF ROAD PARKING FOR SEVERAL CARS, DOUBLE GARAGE, Paddock AND STABLING.**

- Detached Bungalow
- Family Room
- Large Driveway
- Four Bedrooms
- Open Plan Dining / Sitting Room
- Gardens to Front & Rear
- Shower Room
- Fitted Kitchen & Utility Room
- Paddock and Stabling
- 0.9 Acre Plot Including Paddock

A rare opportunity to acquire a spacious family bungalow on a sizeable 0.9 acre plot located on a quiet country lane in Trottiscliffe village with far reaching views across open countryside to the front and rear.

The property is a prime example of 1950's architecture, a time period that marked a significant advancement in the use of glass creating sleek and innovative structures and generously proportioned properties.

### TROTTISCLIFFE

Situated in a quiet country lane in the popular village of Trottiscliffe, designated an 'area of outstanding natural beauty'. The village centre offers amenities including two public houses, The George Inn and The Plough, tennis courts, village hall, popular primary school (rated 'good' by Ofsted) and a Grade I listed church. Also of note is the local country park spread across 160 acres on the crest of the North Downs.

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.

### ACCOMMODATION

The property comprises a family room, an open plan sitting room / dining room, fitted kitchen and a large utility room and WC. There are three double bedrooms and a single bedroom which is currently used as a home office, a shower room and separate WC.

The family room to the front enjoys stunning views over open countryside while the dining room / sitting room to the rear overlooking the rear garden and paddock beyond. The three double bedrooms have patio doors overlooking and leading to a central courtyard.

### PRIVATE DRIVEWAY

A large block paved driveway affords off road parking for several cars and leads to a double garage with up and over door.

### DOUBLE GARAGE

The double garage has an electric door, light and power.

### REAR GARDEN

The rear garden is mainly laid to lawn and has been landscaped with seasonal planting. The garden leads to the paddock and stable.

### Paddock & Stable

Stabling with water supply.

### EPC RATING G

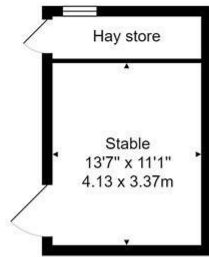
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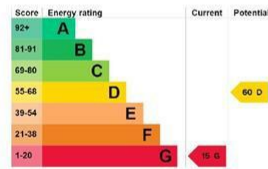
Council Tax Band F







Area: 188 ft<sup>2</sup> ... 17.5 m<sup>2</sup>



Bungalow Approx. Gross Internal Area  
1836 sq. ft / 170.6 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
2167 sq. ft / 201.3 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**

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