



Ibbett Mosely

Little Penn Pilgrims Way, Trottiscliffe,
West Malling, ME19 5EP

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A great opportunity to buy a bungalow on a large plot of approx. one acre in the highly popular village of Trottiscliffe, just a short distance from West Malling but semi rural in outlook. A stroll to the local pubs and popular school and Church.

Guide Price £850,000 to £900,000

- Four Bedroom Detached Bungalow
- Great Potential subject to Planning Agreement
- Outbuildings for Flexible Use
- Guide Price £850,000 to £900,000
- Approx. One Acre Plot
- Three Reception Room, Two Bathrooms & Utility Room
- Double & Single Garage plus Drive
- Mix of Woodland, Orchard and Garden
- No Onward Chain
- EPC rating E - Council Tax - Tonbridge & Malling Band E

Positioned on Pilgrims Way above the charming village of Trottiscliffe, West Malling, this stunning detached bungalow offers a perfect opportunity. Boasting 3 reception rooms and 4 spacious bedrooms, this property provides ample space for comfortable family living.

Built in the late 1920s, this home offers 2 bathrooms to cater to the needs of a bustling household. With a generous 2,700 sq ft of living space including outbuildings giving fabulous opportunity for planning subject to local agreement.

For those in need of extra space, the outbuildings provide a fantastic opportunity for flexible usage, whether it be for storage, a home office, or a hobby room. The potential to extend the property further, subject to planning agreement, opens up a world of possibilities to truly make this home your own.

Situated in a popular location along Pilgrims Way, this property offers a serene escape from the hustle and bustle of city life while still being within easy reach of local amenities and transport links. With the added bonus of no onward chain, your transition to this beautiful bungalow could be smoother than you ever imagined.





Description

Set back off the famous Pilgrims Way sitting above the village of Trottiscliffe the property is partially hidden amongst woodland style garden as you approach. Perched above its main garden within the great plot of approx. one acre this much loved bungalow has been in the family for approaching a quarter of a century. It is now time to sell and will be with no complication of onward chain.

The detached bungalow offers great space throughout and flexibility of usage due to its lateral living design. It may bring its new buyer to open spaces and reconfigure to develop their own layout which I am sure will be exciting to consider the options available. Its current layout consists of four good sized bedrooms, The master with ensuite plus an additional study room that could easily be turned into a dressing room for a touch of luxury. A large kitchen plus utility room link into the current allocated dining room with French doors to the terrace with views over the garden and beyond. This could be opened further to give a better flow and the space a family are looking for. The sitting room and conservatory could also be linked and establish a larger open plan space also.

Externally the property offers its trump card with gardens ranging from woodland spaces at the top of the plot opening out into the orchard and lawn area at the bottom of the plot. Four quality outbuildings with electric connections of various sizes give great flexibility for hobbies, entertainment spaces or further development subject to planning. A connected terrace to the the rear of the bungalow overlooks the garden.

A drive and a double garage offer great parking as well as a single garage and layby at the top front of the plot.

Trottiscliffe

Located in the Kent Downs Area of Outstanding Natural Beauty, Trottiscliffe is a charming Kentish village with a good community spirit and a range of day-to-day amenities including local shopping, a public house, church and popular primary school. The nearby historic market town of West Malling offers an eclectic range of boutique shops, coffee shops, public houses and restaurants as well as a GP surgery and mainline train station with services to London

Victoria. Slightly further afield, Sevenoaks offers more extensive shopping, service, leisure and recreational amenities. Local leisure facilities include golf at Wrotham Heath and West Malling, a David Lloyd Leisure Centre, Trosley Country Park and motor racing at Brands Hatch.

Communications links are excellent: the nearby M26 and M20 provide easy access to the M2, M25 and national motorway network, Ashford International, the Port of Dover and Channel Tunnel at Folkestone offer regular services to the Continent and Borough Green & Wrotham station offers regular services to central London in around 45 minutes.

The area offers a good selection of state primary and secondary schooling including Meopham School (rated Outstanding by Ofsted), together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including Cobham Hall, St. Andrew's, Rochester Independent College, King's and Gad's Hill.

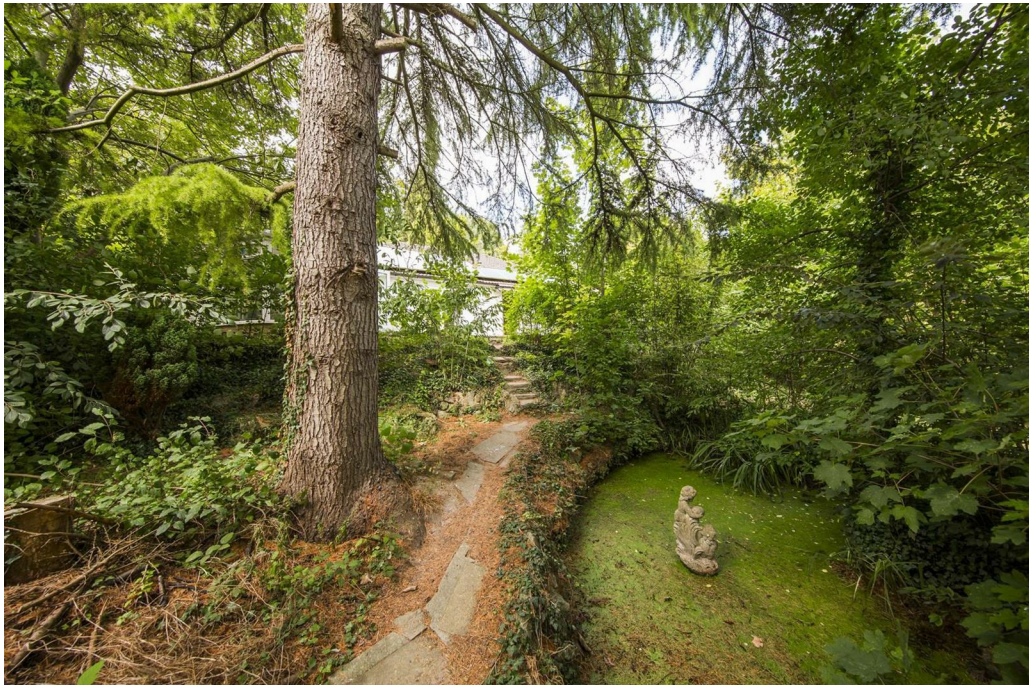
West Malling 3.7 miles, Sevenoaks 10.0 miles, Borough Green & Wrotham station 3.6 miles (London Victoria 47 minutes), M26 (Jct. 2a) 2.3 miles, M20 (Jct. 2) 3.1 miles, London City Airport 27.4 m





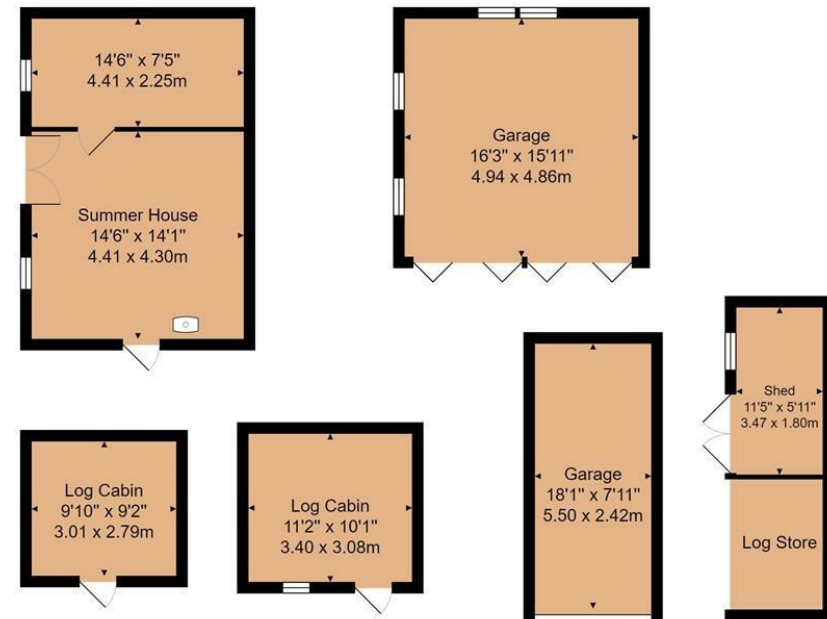








Bungalow



Outbuildings

Bungalow Approx. Gross Internal Area 1645 sq. ft / 152.8 sq. m
Outbuildings Approx. Internal Area 1042 sq. ft / 96.8 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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