



Ibbett Mosely

Offham ME19 5NR  
Price Guide £1,250,000





## Teston Road, West Malling, ME19 5NR

Tucked away on a private cul de sac this home is stunning from the outset. Beautifully presented throughout with a fantastic layout offering four double bedrooms, two with ensuite shower rooms and two on the ground floor with their own luxury bathroom.

A stunning open plan living space with vaulted ceilings, high end shaker style kitchen, dining space and snug with feature fireplace. Bifold doors connect to a terrace and look out over the large garden. A further lounge to take a relaxing evening in with open fire is also provided.

Its hard to see what this home needs but planning is agreed to add more if required, we look to telling you all about it.

Price Guide £1,250,000

- Stunning Village Home
- Popular Central Offham Villiage Location
- Large Landscaped Garden
- Four Double Bedrooms, Two Ensuies & Further Luxury Bathroom
- Open Plan Living Dining Kitchen Space with Vaulted Ceiling
- Further Lounge with Feature Fireplace
- Planning Granted to Develop Further
- Large Private Drive & Double Garage
- Secluded Private Development
- EPC rating D

Tucked away in the heart of picturesque Offham village, this stunning detached house offers a unique blend of charm and modern living. Boasting 2 reception rooms, 4 bedrooms, and 3 bathrooms, this property is perfect for those seeking a spacious and versatile living space.

Situated on a generous plot, this home features mixed accommodation with ground floor bedrooms and a bathroom, providing convenience and flexibility. The large garden offers a tranquil retreat, ideal for relaxing or entertaining guests in the beautiful outdoors.

With parking for multiple vehicles, a large drive, and a double garage, this property ensures ample space for both residents and visitors. Tucked away down a private drive, privacy and serenity are guaranteed, creating a peaceful oasis in this traditional Kentish village.

Don't miss the opportunity to make this exceptional property your own and experience the best of village life in Offham with its country pub on the village green and within easy reach of West Malling High Street

### Description

In our opinion this property is perfect in every way. From the moment you drive through the gate at the end of the private cul de sac the house sings quality.

Set centrally in a large private plot it starts with an Oak framed porch with mature Wisteria draping over to give Spring colour. The double height entrance hallway with Oak staircase gives an indication of the space available to the buyer. To the right of the hallway are two spacious double bedrooms on the ground floor, both with built in wardrobe storage and windows looking out over the garden. The rear bedroom also benefits from French doors connecting to the social patio, ideal for a morning coffee. A luxury bathroom serves these two bedrooms with a modern Victorian style suite offering a roll top bath and high level cistern wc. Tongue and groove wall panelling and chrome towel heater style radiator finish this stylish room.

The main event of the downstairs is the expansive open plan living dining kitchen space that runs to the rear of the house. A high end classic shaker style kitchen sits at one end with a small breakfast table and extended worksurface keeps a social link to the rest of the space with vaulted ceiling all the way through. A more formal dining space with bifold doors link into the terrace and garden beyond. To the other end of this 43ft space is a snug with feature fireplace housing a wood burning stove for those cosy days. A stunning space that truly will be used most of the day. In the evening if you want a more cosy feel there is a very well proportioned lounge through double doors of the main room with oak floors, beams and feature fireplace housing another wood burning stove. Double doors lead out to a covered veranda to the front garden.

Upstairs, off the double height hallway a central landing offers to two further bedrooms. The main suite to the left offers the biggest space with a bank of built in wardrobes and ensuite shower facilities. To the other end of the landing another double bedroom with ensuite is offered. The vendor has had plans agreed to change the roof space to enable a walk in wardrobe to be made extending the dormer across the rear. Plans can be found at the Tonbridge & Malling Website or provided by us to discuss at the viewing.

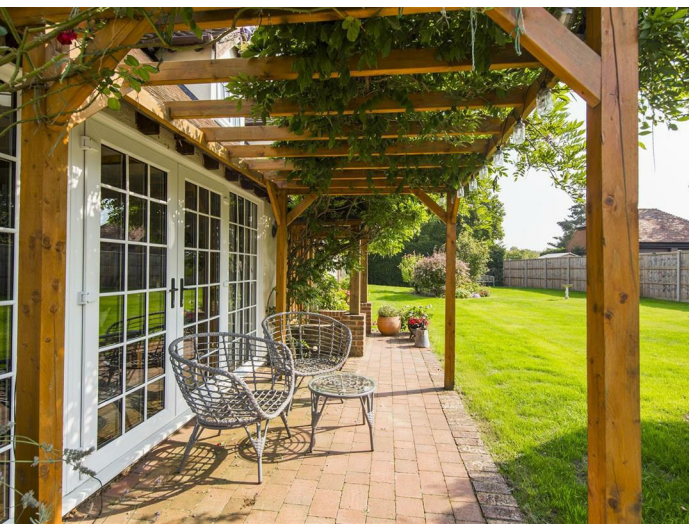
A double garage also is linked into the main room downstairs that offers great space for storage or parking. This has also been looked at from planning and agreement to develop this space into a utility room and flexible living space is an option. An additional Oak framed car port has also been agreed in the planning to the front of the plot to substitute the function the current garage gives.

Externally the garden is just another feature that needs to be discussed. Landscaped by the current vendor the house sits centrally so it enables areas to be used in many different ways. Mainly laid to lawn the house has covered terraces to the front, a large terrace to the rear connecting the main room and bedroom space, veggie patches and growing spaces tucked away beyond the garage area and a great summer house for entertaining. This provides another flexible space to have a drink with friends, watch sport on the tv or it could be developed into a work from home space.

### Offham

Little Quintain occupies a prime position in the heart of this popular old Kent village. Offham has a local primary school (rated Outstanding by Ofsted), village pub, tennis club and Spadeworks Nursery which has an excellent farm shop and cafe. Offham is renowned for having, what is believed to be, the only medieval quintain (a jousting target) remaining in the country, located on the village green.

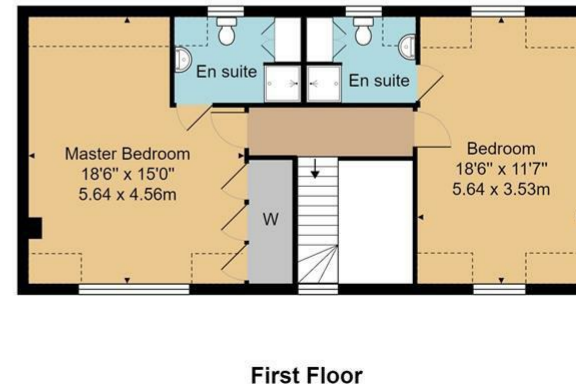
Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and 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, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.











House Approx. Gross Internal Area  
2037 sq. ft / 189.2 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
2315 sq. ft / 215.0 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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