



Ibbett Mosely

17 The Links, Addington, West Malling,
Kent, ME19 5RX

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With four double bedrooms, 2 ensuites and a family bathroom, open plan kitchen diner, great sized lounge, playroom / study, conservatory, converted garage to a gym/dance studio and great summerhouse offering entertainment with sunken hot tub, bar and terrace overlooking the golf course!

This house offers space in abundance being over 2,500 sq. ft and a large private garden, we can't wait to show you round.

Guide Price £925,000 to £950,000

- Fabulous Location at the End of a Cul de Sac
- Views over West Malling Golf Course
- Over 2,500 sq. ft of Accommodation
- Four Double Bedrooms & Three Bathrooms
- Lounge, Study/Playroom, Conservatory & Open Plan Kitchen Diner
- Stunning Large Garden
- Detached Summer House for Entertaining with Hot Tub, Bar & Private Terrace
- EV Charger and Parking for Several Cars
- Guide Price £925,000 to £950,000
- EPC rating D

Much improved and extended four double bedroom detached family home set in a prime corner position with impressive views overlooking the golf course and stream.

A large home in excess of 2,500 sq. ft set in a quiet cul de sac with added family room/office gym/dance studio and summer house for entertaining with sunken hot tub and bar overlooking the golf course behind.

Offering everything a growing family needs in a great location.





Description

Always popular and rarely available, the houses on The Links favour those looking for quiet and tranquil space to bring up a growing family. Backing onto West Malling Golf course, those who partake in the sport will recognise the benefits and those who don't will benefit from open views and privacy.

Flexible space is offered throughout the house and starts with a great entrance hallway that welcomes you into the centre of the home. It offers access to a downstairs cloakroom, stairs to the first floor and onward travel into the main living spaces. These include a kitchen diner that has been opened up and truly is the hub of the home offering enough space to provide a family sized dining table and great kitchen with plenty of storage that wraps around to give side access to the garden. Two large windows offer light from the back garden into this room. The original kitchen door giving return flow into the hallway.

The main sitting room is of great proportions and offers plenty of sitting space to take in the heat of the open fire in the colder winter days or social evenings with the family. To the rear is a large conservatory that looks out over the stunning garden and beyond. This is currently used as more formal dining space. This re enters the house into what is currently used as a fabulous sized study but previously as a playroom for those younger family members. A second lounge maybe for multi generation buyers or older children.

Upstairs off the central landing the layout is L shaped and offers four double bedrooms. The principal room sits out over the original garage and offers great privacy to one end of the house with ensuite shower facilities. A further family bathroom splits the space to the second bedroom that overlooks the rear garden and beyond, this also benefits from an ensuite shower room and built in wardrobes. The other two bedrooms are both very good sized doubles, one overlooking the rear and the other to the front. There should be little arguing with family members for the biggest rooms as all are of good size.

Externally the garden is one of this homes major selling points. With its sizeable garden screened with woodland offering privacy and social patios, including a fabulous deck that overlooks a stream to the edge of the golf course beyond. Steps lead down to the stunning entertainment summer house that offers a private getaway, a bar and sunken hot tub. Warmed in the winter months with the feature wood burning stove and open to a great terrace with bifolding doors looking out over the golf course. A great space to entertain friends and family

or spend evenings watching the tv whilst relaxing in the tub.

The garage has been converted to provide even more space, currently used as a mixture of a gym/ dance studio and storage with access to the front and rear. The driveway also benefits from an EV charger. Parking is provided by a good sized drive and additional road parking opposite should this be required.

Addington

Addington - The Links is a quiet cul-de-sac in the popular village of Addington. The village is home to West Malling Golf Club, The Angel Inn, Addington Village Hall and a beautiful Grade I listed church. Also of note is the local country park spread across 160 acres on the crest of the North Downs and with the added benefit of good local hacking and equestrian facilities nearby.

Addington is in close proximity to Trottscliffe and Ryarsh villages. Also nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as Post Office, Pharmacy and Tesco stores and a great selection of restaurants and public houses.

West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. 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. 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 a good number of well regarded state and independent schools in the area.



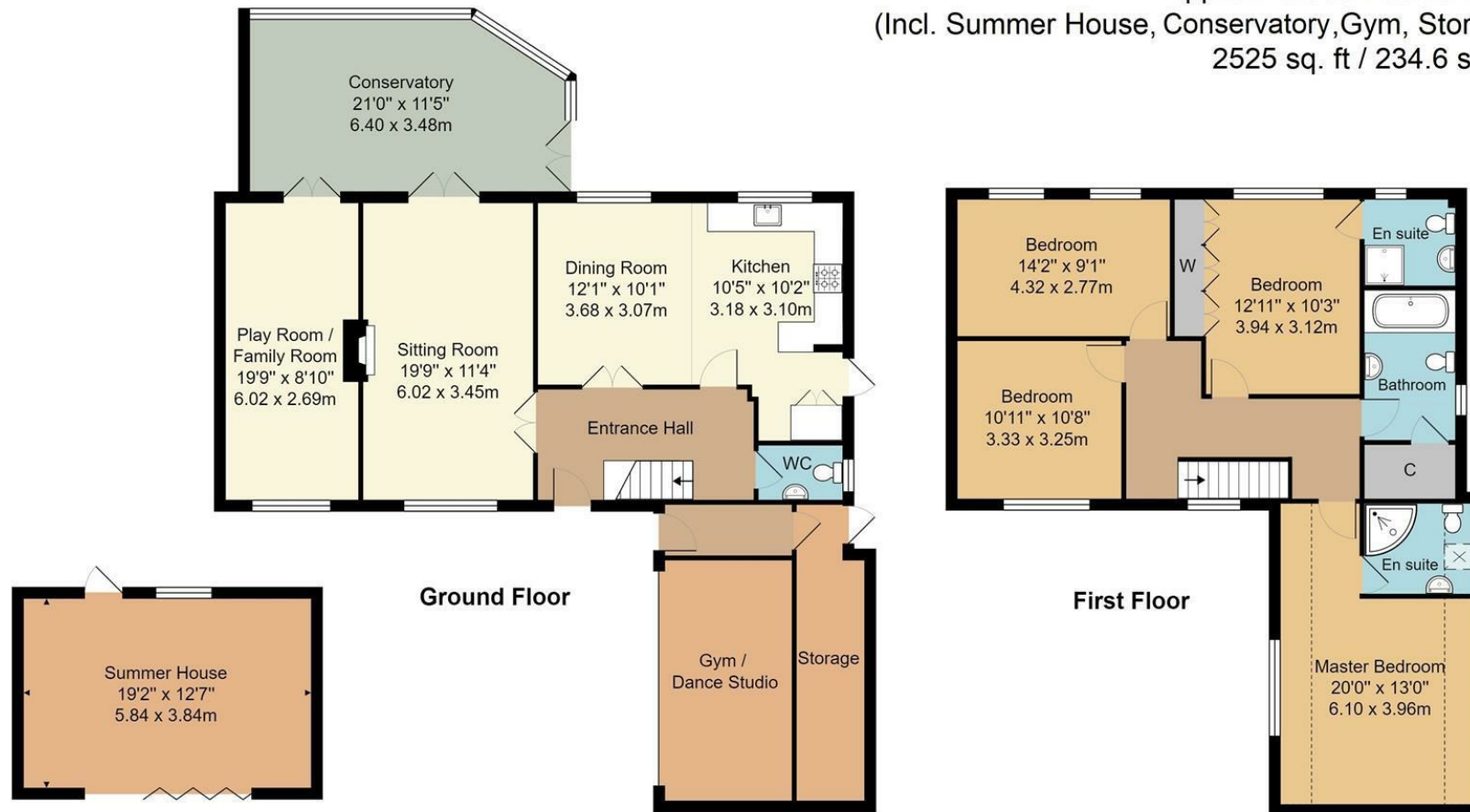








Approx. Gross Internal Area
(Incl. Summer House, Conservatory, Gym, Storage)
2525 sq. ft / 234.6 sq. m



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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