



Ibbett Mosely

The Croft, Leybourne, West Malling ME19 5QD  
Guide Price £550,000





## The Croft, West Malling, ME19 5QD

**A fantastic opportunity to buy a detached family home in popular Leybourne, West Malling. Close to popular schools, and within walking distance to the stunning West Malling High Street and mainline train station.**

**A great community feel to this area and small shopping area and pub located on site give it a village feel.**

**The house boasts four bedrooms, a connected open plan living area plus conservatory, a pleasant private garden, garage & drive.**

**Guide Price £550,000**

- Cul de Sac Location
- Popular Leybourne, West Malling Location
- Open Plan Reception Space
- Council Tax - Tonbridge & Malling Band E
- Immaculately Presented Modernised Family Home
- Conservatory
- Downstairs Cloakroom
- Garage & Drive
- Private Rear Garden
- EPC rating D

Positioned at the end of a tranquil cul-de-sac of The Croft, Leybourne, West Malling, this stunning detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully modernised and is presented in immaculate condition, making it an ideal choice for families or those seeking a peaceful retreat.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The open plan reception area enhances the flow of the home, creating a welcoming atmosphere that is perfect for both everyday living and special occasions. An additional conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the garden.

With four well-proportioned bedrooms, this property caters to the needs of a growing family or those who require extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all.

Parking is a breeze with space for two vehicles to the drive, a valuable feature in this sought-after location. Leybourne is known for its community spirit and convenient amenities, making it a popular choice for families and professionals alike.

In summary, this beautifully presented detached house in Leybourne offers a wonderful opportunity to enjoy modern living in a serene setting. With its generous living spaces, ample parking, and desirable location, it is a property not to be missed.

### Description

Positioned at the end of a quiet cul de sac this fantastic detached four bedroom family home is a great opportunity for a family to move to a popular area with great connections to West Malling High Street, mainline station to London and popular local Schools.

The house has great kerb appeal and offers a welcoming hallway with downstairs cloakroom. Moving into the main reception area which is clearly set out with a main sitting room and connected dining room space in an L shaped set up giving a great flow and open plan social connection. A feature fireplace to main lounge gives focus to set up furniture around and the dining space connects to the modern refitted kitchen as it should. From the dining area double doors link into the added conservatory giving greater options and space for a growing family to set up dining or play areas for the kids or an additional room to enjoy the garden.

Upstairs, off a central landing the property boasts four bedrooms, two to the front and two to the rear giving great options for studies and working from home. the principle bedroom sits to the front of the

house with a large window streaming light into the space. A central modern refitted shower room services the bedrooms.

Externally the rear garden is mainly laid to lawn with mature ornamental bedding areas. A patio links the house to the garden and access to the attached single garage and storage shed. A garden and drive to the front gives great parking options.

### Leybourne, West Malling

Leybourne is a small village in Kent situated off Junction 4 of the M20 Motorway and has a local primary school, pre Norman-conquest church, 13th-century Norman castle, hairdressers, village stores, village hall, pub/restaurant (The Old Rectory) and a Brewers Fayre restaurant and motel.

Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as, 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 the County Town of 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.

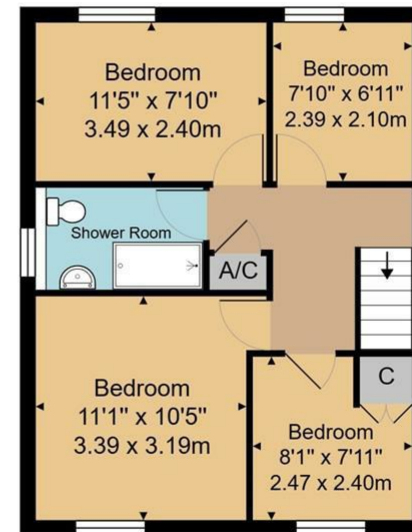






House Approx. Gross Internal Area  
1139 sq. ft / 105.8 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
1289 sq. ft / 119.8 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**

**West Malling 01732 842668**

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