



Ibbett Mosely

London Road, Larkfield, ME20 6DE ME20 6DE
£400,000



London Road, Aylesford, ME20 6DE

GRADE II LISTED THREE BEDROOM CHARACTER PROPERTY WITH COUNTLESS PERIOD FEATURES, OFF ROAD PARKING, SOUTH FACING GARDEN AND DETACHED BARN WITH ENORMOUS POTENTIAL TO DEVELOP.

VIEWING BY APPOINTMENT ONLY - IBBETT MOSELY, WEST MALLING 01732 842668

- Grade II Character Property
- Spacious Sitting Room
- Dining / Family Room
- Guide Price £400,000 to £425,000
- Three Double Bedrooms
- Family Shower Room
- Utility Room & Wet Room
- South Facing Rear Garden
- Private Driveway
- Detached Barn with Potential

Guide Price £400,000 to £425,000 Ibbett Mosely are delighted to bring this character property to the market. The property dates back to the 17th Century and has an abundance of original features. There are exposed timbers in all of the rooms, a feature fireplace and the original bread oven. This property is truly exceptional and really needs to be seen to appreciate each of these stunning features.

Outside is a good sized cottage style garden and a fantastic barn with enormous potential to develop subject to obtaining the necessary planning consents. Situated in a convenient location close to local amenities.

LARKFIELD

Larkfield village is part of the civil parish of East Malling and Larkfield. Larkfield has a fantastic selection of local amenities including a doctors surgery, pharmacy and Post Office at Martin Square. As well as Morrisons, Lidl and B&Q, there is a Tesco Extra supermarket. Larkfield Leisure Centre has excellent recreational facilities and Brookfield Infant and Junior Schools and Lunsford Primary School prove popular with local residents.

Nearby is the historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco store and a great selection of restaurants and public houses. West Malling, Aylesford 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 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.

ACCOMMODATION

The property comprises a spacious sitting room opening to a family / dining room, recently installed kitchen and the benefit of separate utility room. A shower room completes the ground floor.

On the first floor there are three double bedrooms together with the family shower room. A large eaves storage room is located off the master bedroom.

GARDEN & DRIVEWAY

The property has a charming south facing cottage style garden with a ragstone boundary wall. The garden is mainly laid to lawn with mature trees and planting to the borders.

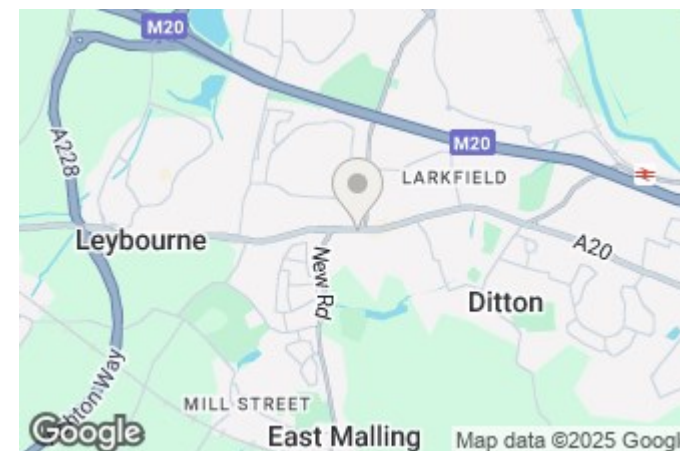
PRIVATE DRIVEWAY

The private gravel driveway affords off road parking for two / three vehicles and leads to a detached listed barn.

BARN

The property benefits from a listed barn that offers enormous potential for further development subject to meeting the appropriate planning consents.

TONBRIDGE & MALLING BOROUGH COUNCIL
Tax Band D



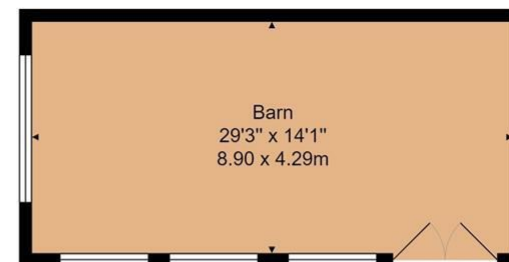




Ground Floor



First Floor



Outbuilding

House Approx. Gross Internal Area 1712 sq. ft / 159.1 sq. m
Outbuilding Approx. Internal Area 411 sq. ft / 38.2 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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