





65 RECTORY LANE NORTH, LEYBOURNE, WEST MALLING, KENT, ME19 5HD

£800,000

- Beautifully Presented 3 Bedroom Detached Home
- Exclusive Cul-De-Sac Location off a No-Through Road
 - Mature Plot IRO 0.21 Acres (tbv)
- Two Interconnecting Vaulted Reception Rooms
 - Contemporary High-Gloss Kitchen
- Two Ground Floor Bedrooms and Bathroom
 - Study Area
- First Floor Principal Bedroom and En-suite
- Show-Stopping South-Easterly Facing Rear Garden
- 5 minute (1.4 miles) drive to West Malling station with trains to London Victoria from 55 minutes

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ABOUT THIS HOME

This immaculately presented 3 bedroom detached home sits on a plot of 0.21 Acres (tbv) and is located in an exclusive cul-de-sac off a no through road. The property was built just over 20 years ago and the current owners have extended and modernised it since they bought it in 2016 to create a wonderful, light and airy home with a versatile layout. There are two interconnecting vaulted reception areas with bi-folding doors opening to the show-stopping landscaped south-easterly facing rear garden. The contemporary kitchen boasts quartz worktops and integrated appliances. In addition, there are two bedrooms, a study area (formerly the dining room) and a modern bathroom on the ground floor. The large main bedroom is on the first floor and is flooded with light from 5 Velux windows and boasts built-in wardrobes with automatic lighting and an en-suite shower room. The secluded mature garden is the owner's pride and joy and boasts a plethora of trees, shrubs and plants including some striking Scots Pine trees. There is space to park around 5 cars including one under the cover of a car port as well as a garage to house your cherished vehicle. This uniquely situated home is likely to generate a lot of interest so we would urge an early viewing to avoid disappointment.





OWNERS COMMENTS





65 Rectory Lane North, Leybourne



Approx. Gross Internal Floor Area 1436 sq. ft / 133.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Leybourne village has a highly sought-after Primary school, friendly local 'The Old Rectory' serving food, and boasting outdoor dining and Sky Sports showing all the big matches, a parade of shops, a village hall, children's football teams, and a cricket club for the adults. The village has road links to junction 4 of the M20 giving access to London and the Coast whilst the nearest mainline station is a 5 minute (1.4 miles) drive away at West Malling and has journey times from 55 minutes to London Victoria. The thriving market town of West Malling is just over a mile away and boasts plenty of trendy restaurants, pubs, cafés and tea-rooms, while its range of individual stores and monthly Farmers' Market are ideal for a bit of retail therapy. Manor Park Country Park is just a short walk from the town centre of West Malling. Full of native trees, squirrels, ducks, and swans, you might spot woodpeckers and nuthatches too, while at Leybourne Lakes Country Park (1.5 miles away) you can wild-swim, scuba dive, windsurf, sail and canoe or perhaps just enjoy a picturesque lakeside walk. Golfers are spoilt for choice with two fantastic clubs around 3 miles away; Kings Hill Golf Club and West Malling Golf Club with two 18 holes course or 9.5 miles away is the renowned London Golf Club that boasts two sensational championship courses.





ABOUT US

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