



## Old School Lane

Ryarsh ME19 5LP

Guide Price £800,000



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COUNTRY HOMES

## Ryarsh ME19 5LP

Welcome to this charming semi-detached house located on Old School Lane in the picturesque village of Ryarsh. This property boasts a delightful rural setting, perfect for those seeking tranquillity and a connection to nature. Formally the village school, the property has a wealth of charm, character and a rich history with features that are a nod to its past.

Once inside the principle lounge is a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With four comfortable bedrooms, there is ample space for a growing family or visiting guests. The master bedroom with vaulted ceiling features an ensuite bathroom providing a touch of luxury and privacy.

The convenience of a utility room adds practicality to daily chores, making laundry a breeze. The large kitchen with character which leads to the dining room provides more living space, rare in a period home.

One of the unique features of this property is the one-bedroom annexe, offering versatility for various living arrangements. Whether you need a home office, guest accommodation, or a space for independent teenagers, this annexe provides the perfect solution.

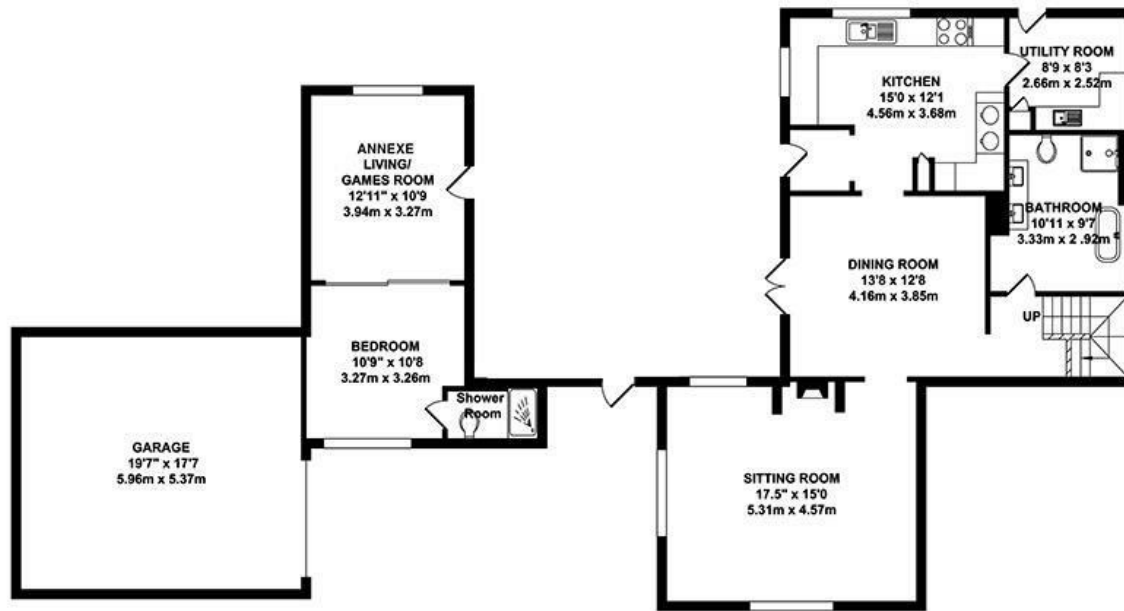
Parking will never be an issue as there is double garage and driveway.

Imagine waking up to the serene surroundings of Ryarsh, a small unspoilt Kent village, enjoying your morning coffee in the peaceful garden, and taking leisurely strolls in the countryside. This property offers not just a home, but a lifestyle that many dream of. The larger village of West Malling is a short drive away and provides a train station with services to London stations and an array of bespoke shops, bars and restaurants. The A20 is a short drive providing excellent links to the wider motorway network.

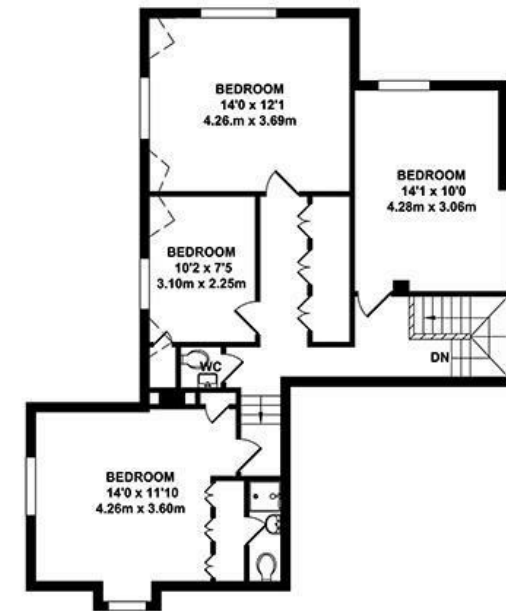
Don't miss the opportunity to make this charming house your own and experience the best of rural living in this idyllic location. Contact us today to arrange a viewing and step into your future home on Old School Lane.

- Rural location
- Annexe
- Driveway and double garage
- Landscaped garden
- 4 bedroom
- Ensuite to master
- Large lounge
- Character property
- Versatile accommodation
- Viewing encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
1472 SQ.FT.  
(136.70 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
784 SQ.FT.  
(72.80 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2255 SQ.FT. (209.50 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-39	G		
1-20			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

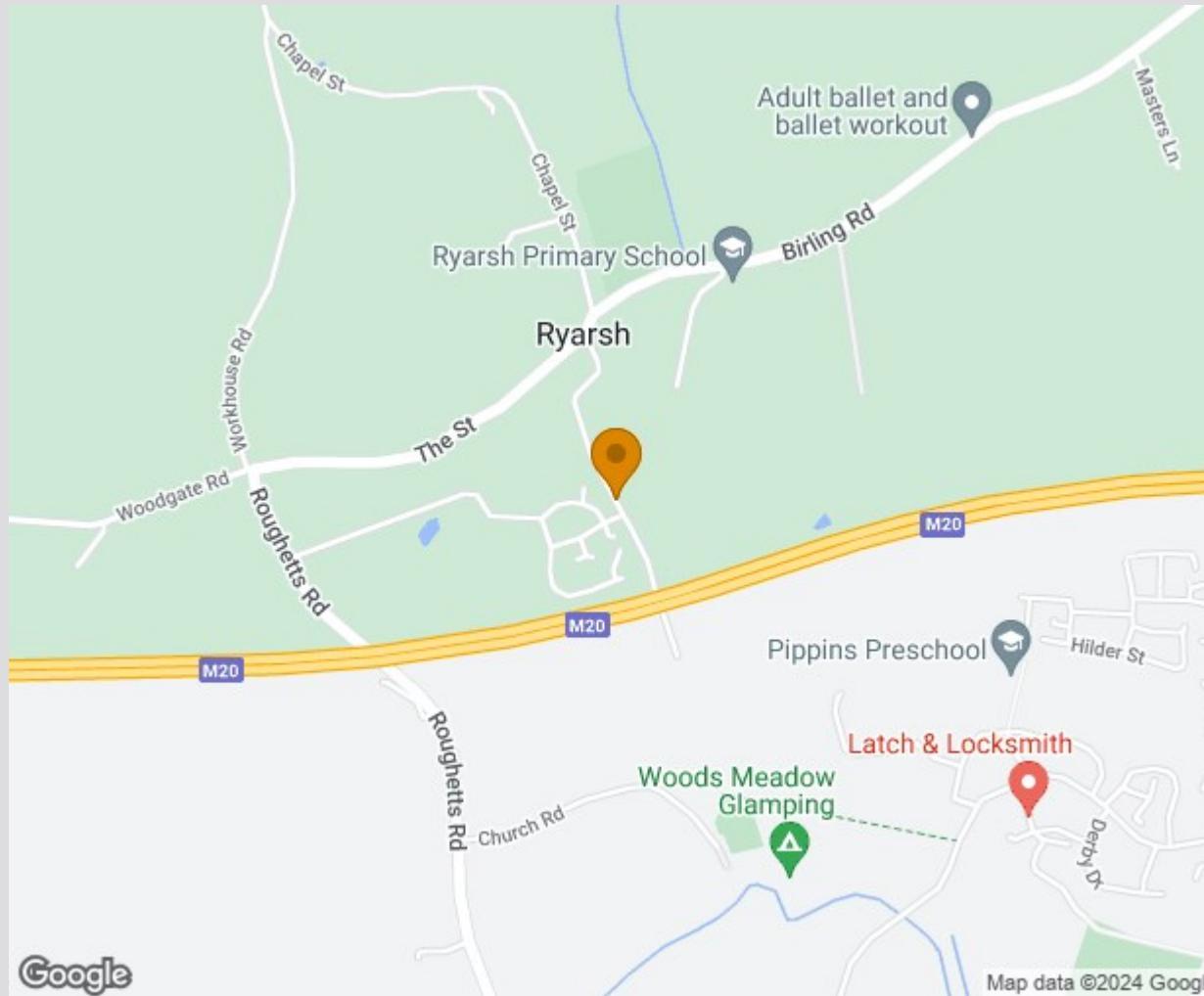




## Location Map

Tenure: Freehold

Council tax band: F



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)

[www.khp.me](http://www.khp.me)



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