



Pepingstraw Close

Offham ME19 5PB

£1,250,000



COUNTRY HOMES

Offham ME19 5PB

Nestled in a new exclusive gated Close in the tranquil Pepingstraw Close, Offham, this stunning new build detached house offers an exceptional living experience in a sought-after village location. Spanning an impressive 2,649 square feet, the property boasts a thoughtfully designed layout that includes three spacious reception rooms, perfect for both entertaining guests and enjoying family time.

The heart of the home is undoubtedly the large open-plan kitchen and family room, which overlooks the expansive garden. This area is ideal for modern living, allowing for seamless interaction between cooking, dining, and relaxation. The high specification finish throughout the property ensures that every detail has been carefully considered, providing a luxurious and comfortable environment.

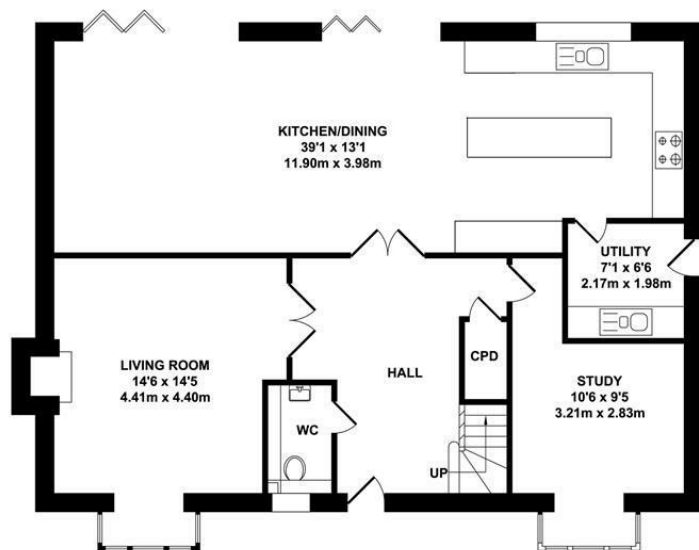
With four well-proportioned bedrooms, including ample storage options and ensuite to master, this home is perfect for families or those seeking extra space. The two stylish bathrooms are designed to offer both convenience and comfort, catering to the needs of a busy household.

Outside, the property features a large garden that backs onto serene woodland, providing a peaceful retreat and a wonderful space for outdoor activities. The gated close adds an extra layer of security and exclusivity, making it an ideal setting for families.

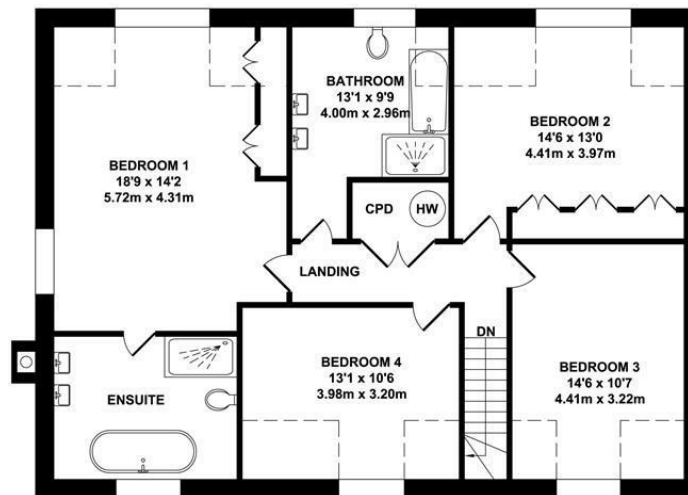
Additionally, the property offers parking for up to six vehicles, ensuring that you and your guests will never be short of space. This remarkable home combines modern living with the charm of village life, making it a perfect choice for those looking to settle in a picturesque and welcoming community. With easy access to the A20 and motorway network and beyond and a short drive from the larger village of West Malling which offers a mainline station and an array of bespoke shops, bars and restaurants, viewing is a must, call today to book yours.

- New build
- Exclusive gated Close of only 4 houses
- Village location
- Large garden backing onto woodland
- 3 receptions
- 4 Bedrooms
- Ensuite to master
- Double garage and 4 car parking
- 10 year new build certification
- Chain free

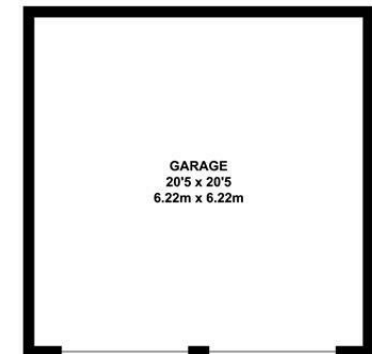




GROUND FLOOR
APPROX. FLOOR AREA
1137 SQ.FT.
(105.63 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1095 SQ.FT.
(101.75 SQ.M.)




OUTBUILDING
APPROX. FLOOR AREA
416 SQ.FT.
(38.69 SQ.M.)

TOTAL APPROX. FLOOR AREA 2649 SQ.FT. (246.07 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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(31-39)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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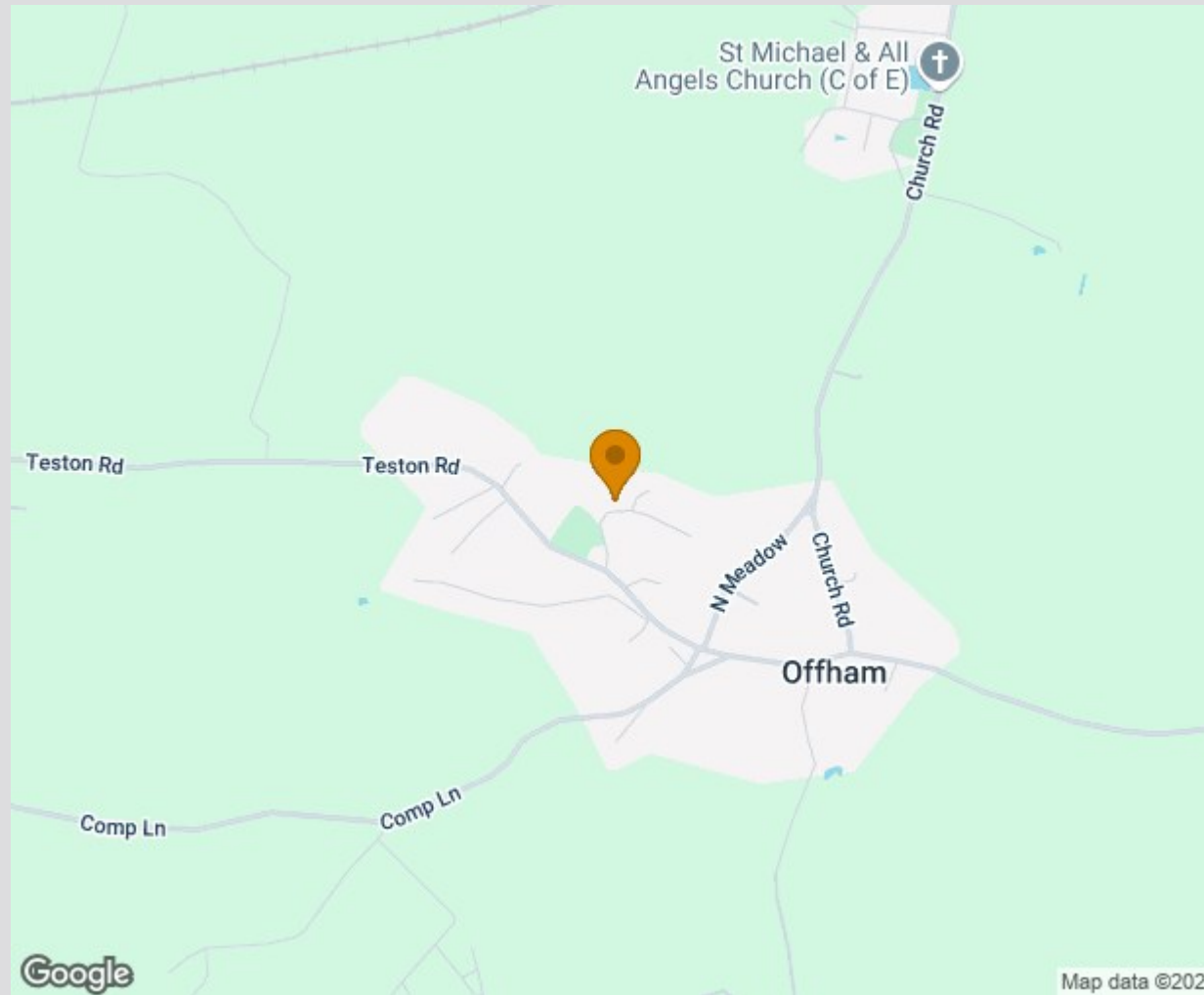




Location Map

Tenure: Freehold

Council tax band: New
Build



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