



# JONATHAN HALL

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London Road, Addington, West Malling, ME19 5DA

Price Range: £750,000 - £800,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)





A spacious five bedroom detached house with a spacious detached one bedroom annexe/ office, with combined accommodation in excess of 3,000 sq ft, double garage, large driveway and a pleasant rear garden. The property is located in the popular village of Addington with its pretty village green, pub/restaurant, church, recreation ground, cricket pitch, golf club, petrol station with shop and countryside; and only approximately 2.2 miles from the centre of the popular village of Borough Green, with its wide range of local amenities including a railway station with services to London from only 37 minutes and approximately 3 miles from the sought-after historic market town of West Malling.

## Summary

- Spacious Detached House
- Spacious Detached One Bedroom Annexe
- Over 3000 sq ft of Accommodation
- Large Driveway & Double Garage
- Pleasant Rear Garden
- Four Receptions, Study & Kitchen
- Master Bedroom with En-suite Bathroom
- Four Further Bedrooms & Family Bathroom
- Gas Central Heating & Double Glazing
- Local Station (Trains to London from 37 Mins)

## Accommodation

First floor: porch, hall with stairs to ground floor; master bedroom with walk-in wardrobe and ensuite bathroom with bath, shower cubicle, WC and washbasin; four further bedrooms, family bathroom with bath, WC and washbasin.

Ground floor: hall, lounge, sitting room with built-in cupboard; garden room with door to rear garden; study with door to rear garden; cloakroom with WC and washbasin; kitchen fitted with wall and base cupboards and drawers, worktops, sink, inset gas hob with extractor hood above, built-in double oven, and spaces for fridge/freezer, dishwasher and washing machine.

Annexe ground floor: lounge with staircase to the first floor, shelving units and open-plan to dining room with shelving units, kitchen with wall and base cupboards and drawers, worktops, sink, electric ceramic hob, built-in oven, spaces for dishwasher and washing machine,

Annexe first floor: a large room used as a bedroom with an impressive vaulted ceiling, fitted cupboards/wardrobes; and ensuite bathroom with bath, WC and washbasin.

## Outside

The front garden with a fence to the front and a front gate leading to a path and steps to the entrance door and a variety of shrubs and there is a large driveway, accessed via double gates, providing substantial parking leading to a large double garage with doors to the rear garden and the annexe, and a gate leading to the rear garden. The pleasant rear garden has a large paved patio adjacent to the rear of the property and steps leading to the annexe and a lawn and shrubs.

## Agents Note

The property is freehold, in council tax band G and the annexe is in council tax band B and benefits from double glazed windows, gas central heating, mains gas, mains electrics, mains water and mains drains.







## Location

Addington village benefits from a pretty village green, The Angel Inn pub/restaurant, church, village hall, recreation ground, cricket pitch, West Malling golf club and a petrol station with a mini shop.

St Mary's Platt Primary School is approximately 1.4 miles away. Offham Primary School is approximately 1.9 miles away. The property is in the catchment of a good selection of secondary schools, including grammar schools.

The popular village of Borough Green with its wide range of local amenities including railway station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford, is approximately 2.2 miles away.



The historic market town of West Malling, with its range of shopping and leisure facilities, and railway station, is approximately 3 miles away.

The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and railway station with services to London Bridge (from 23 minutes), is approximately 8.5 miles away.

Bluewater Shopping Centre is approximately 13 miles away.

The M26 and the M20 can both be accessed within approximately 1.7 miles.



*A spacious five bedroom detached house with a spacious detached annexe/office, double garage, large driveway and a pleasant rear garden; located in the popular village of Addington, near the sought-after historic market town of West Malling.*





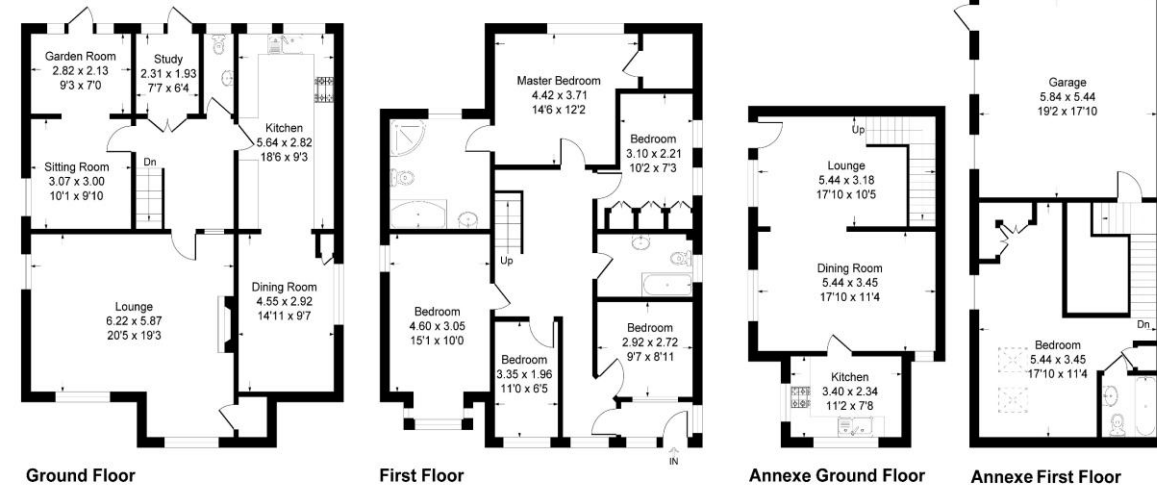








Approximate Gross Internal Area = 198.3 sq m / 2135 sq ft  
 Approximate Annexe Internal Area = 82.2 sq m / 885 sq ft  
 Approximate Garage Internal Area = 31.7 sq m / 342 sq ft  
 Approximate Total Internal Area = 312.2 sq m / 3362 sq ft



- 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property.
- 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified.
- 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken.
- 4) It should not be assumed that the property has all necessary planning, building regulation or other consents.
- 5) We have not tested any services, appliances or fittings.
- 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	51	65
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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