



JONATHAN HALL

POWERED BY
exp® **UK**

London Road, Addington, West Malling, ME19 5PL

Price Range: £950,000 - £1,000,000

jonathanhall.exp.uk.com



A stunning, spacious and superbly presented detached house set on a plot of approximately 0.4 acres, with a large gated driveway, garage, a large southerly facing rear garden with a robot mower, far-reaching views towards the North Downs, three reception rooms, conservatory, a stunning kitchen, utility room, cloakroom, four bedrooms, beautiful ensuite and family bathrooms. 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 beautiful countryside; and only 2.2 miles from 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

- Stunning & Spacious Detached House
- Superbly Presented Accommodation
- Substantial Driveway & Integral Garage
- Pleasant Large Southerly Rear Garden
- Three Receptions & Conservatory, WC
- Stunning Contemporary Kitchen, Utility Room
- Four Bedrooms and Two Lovely Bathrooms
- Located in Village of Addington
- Between Borough Green & West Malling
- Local Station (Trains to London from 37 Mins)

Accommodation

Ground floor: entrance hall with stairs to first floor; spacious sitting room with a fireplace; conservatory with French doors to the garden and roof light window; dining room; study; kitchen with a stunning contemporary fitted kitchen comprising wall and base cupboards, drawers, quartz worktops, breakfast bar, sink with mixer tap, electric induction hob with down-draft extractor fan, built-in oven and built-in microwave/combi grill and a warming drawer, integrated dishwasher and integrated fridge/freezer; utility room with fitted cupboards, worktops, sink with mixer tap, worktop, space for washing machine and door to rear garden; and cloakroom with WC and washbasin.

First floor: part galleried landing; principal bedroom with air-conditioning, fitted wardrobes/cupboards to one wall and a beautiful ensuite bathroom with a bath with shower above and shower screen, WC and washbasin; bedroom two with air-conditioning and a fitted cupboard/wardrobe; two further bedrooms and a lovely family bathroom with a bath with shower above and shower screen, WC and vanity washbasin.

Outside

There is front garden has a wall to the front and electric double gates leading to a large block paved driveway providing substantial parking leading to an integral garage with an up-and-over door, borders stocked with flowering plants and shrubs, pleasant large southerly facing rear garden with a robot mower, which makes this large garden easy to maintain, a paved patio and decking leading to a large lawn, fencing to boundaries, and a shed at the rear of the garden.

Agents Note

The property is freehold and in council tax band G, and it benefits from double glazing, gas central heating, and mains gas, electric, water and drainage.





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 1.5 miles away. Offham Primary School is approximately 1.8 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 a railway station with services to London Bridge (from 37 minutes), Charing Cross, Victoria, Maidstone and Ashford, is approximately 2.3 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 8.6 miles away.

Bluewater Shopping Centre is approximately 14 miles away.

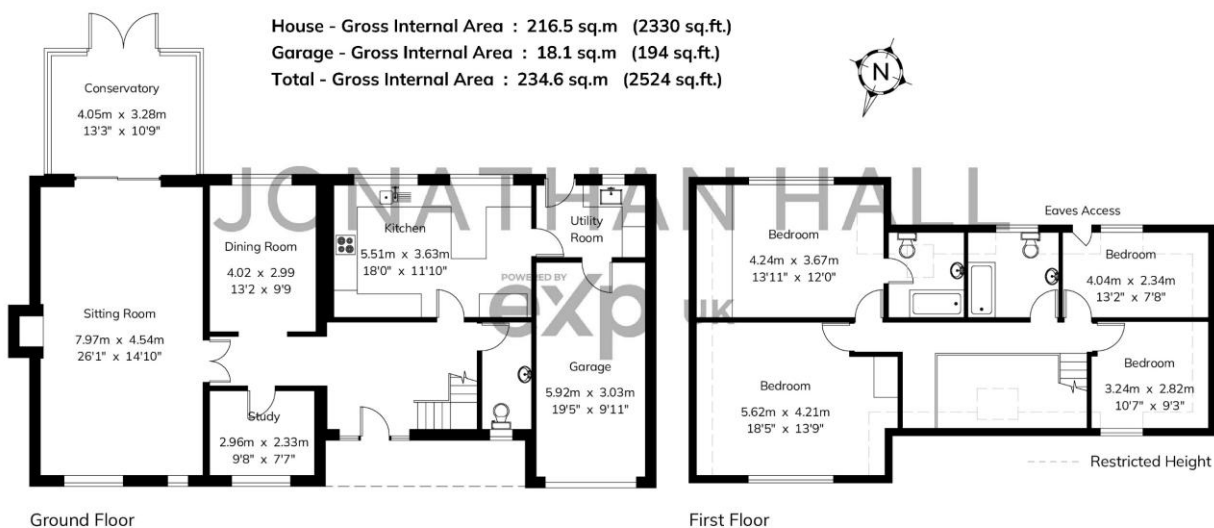
The M26 and the M20 can both be accessed within approximately 2 miles.



A stunning, spacious and superbly presented detached house set in approximately 0.4 acres, with a large gated driveway, garage, a large southerly facing rear garden and views towards the North Downs; located in the popular village of Addington.







For Identification Purposes Only.
 © 2025 Trueplan (UK) Limited (01892) 614 881



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)		82
C (69-80)	77	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

JONATHAN HALL

POWERED BY
exp [®] UK

If you need get in touch, please contact me on
 07429 483 423 or email jonathan.hall@exp.uk.com

