



Greystones Roughetts Road, Ryarsh, West Malling, ME19 5LD
Guide Price £1,500,000




Greystones is a stunning family home with a rich history, as the original part of the property is believed to date back to approx. the 1800s. Upon entering, you are greeted by an entrance hall with ample storage cupboards and a cloakroom. There is also access to a modernized cellar. The sitting/dining room is a beautiful triple-aspect space that is filled with natural light and features a log burner, making it perfect for entertaining guests. From this room, you can access the kitchen, which offers views of the garden. Adjacent to the kitchen, there is a utility room. The conservatory has a natural slate floor with underfloor heating. Another hallway leads to the original part of the property, which includes a double-aspect family room and a study, both of which have attractive feature fireplaces and fitted cupboards.

Moving upstairs, you will find the first floor, where the principal bedroom awaits. This room offers excellent views of the surrounding farmland and comes with an en-suite bathroom featuring a separate bath and shower. There is an additional double-aspect bedroom with an en-suite shower. Two more double bedrooms with double aspects. The family bathroom with a large walk-in shower completes this floor.

Externally, to the side of the property features a double carriage barn with a wood store and parking space for several cars. There is private access to the paddock from here. The wrap-around landscaped garden is mainly laid to lawn and includes a patio area next to the heated swimming pool, making it perfect for outdoor dining. Additionally, there is a large paddock separate from the garden.

- An Attractive & Charming Detached House
- Four Bedrooms
- Three Reception Rooms
- Principal Bedroom & Guest Bedroom both with En Suites
- Heated Outdoor Swimming Pool
- Situated in Approx 1.6 Acres (Inclusive of Paddock)
- Located in the Popular Village of Ryarsh
- Cellar
- Detached Double Carriage Barn & Log Store
- Main House Approx 2821 Sq Ft

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Local Information Area of Ryarsh

Ryarsh is a sought-after village located in Kent. The village offers a primary school and a popular pub and eatery with a rich history dating back to 1516. For those looking to shop, West Malling is conveniently close by, approximately 1.5 miles away. It offers a Tesco Metro, boutiques, coffee houses, pubs, and restaurants.

Those looking to travel by train can utilize West Malling station, which is approximately 2 miles away. From there, regular mainline services to London Victoria are available. Additionally, for high-speed rail services to London Stratford and St Pancras, Snodland is around 4.5 miles away, while Ebbsfleet International is approximately 13 miles away.



The area surrounding Ryarsh is renowned for its excellent range of private and state schools, including Tonbridge School, The Kings School Rochester, Cobham Hall, and Sevenoaks. Sevenoaks, which is 12.1 miles away, also offers a comprehensive range of shops, schools, and recreational facilities, including Knole Park.

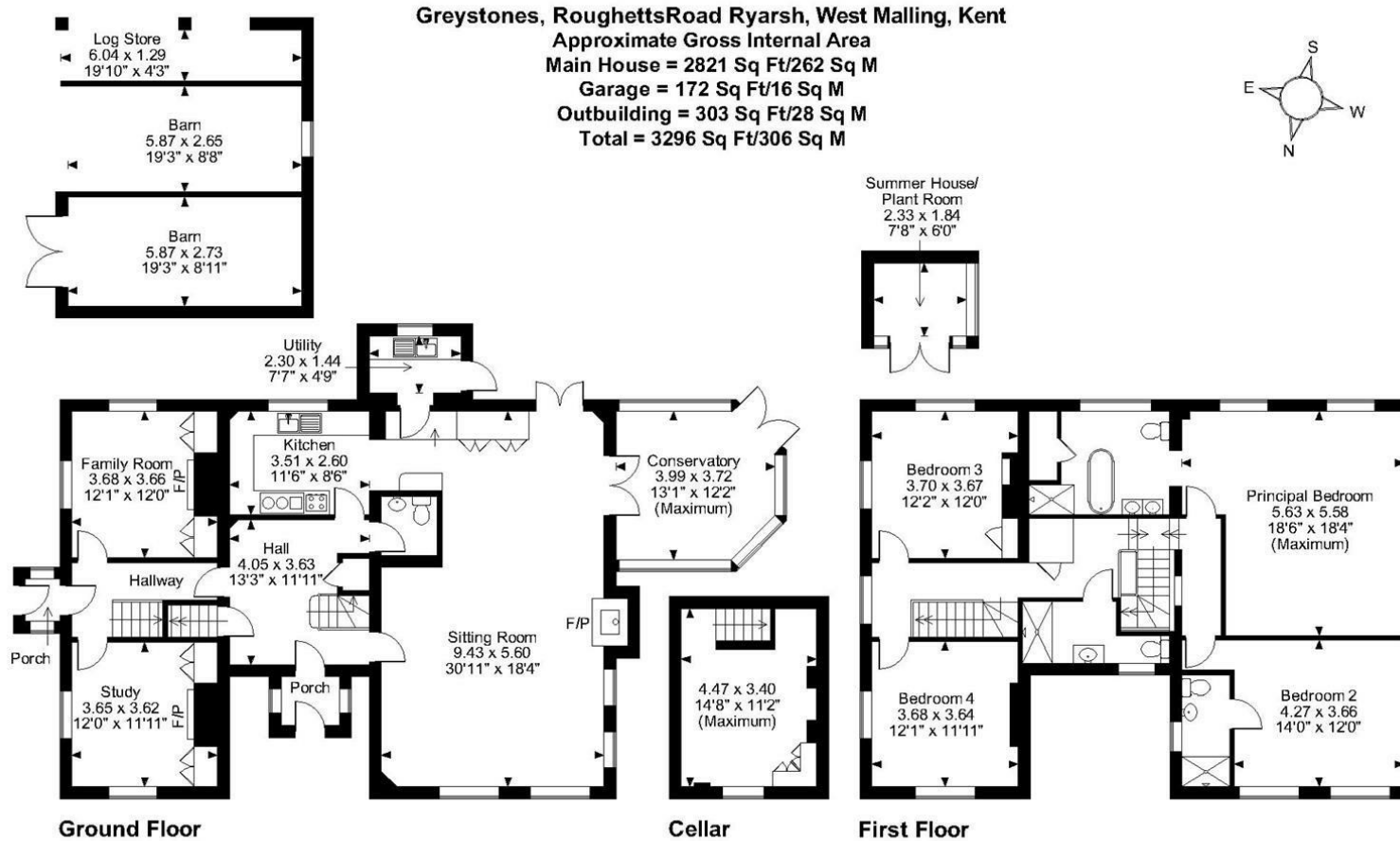
For those needing to travel further afield, the house in Ryarsh is conveniently located near the M20 with good links to Junction 4. This provides easy access to the national motorway network, as well as London, Gatwick, Stansted, and Heathrow airports. In addition, the Channel Tunnel and the Kent Coast are also easily reachable from the area.



ADDITIONAL INFORMATION

- Freehold
- Council Tax Band G
- EPC Rating D
- Double Glazing
- Gas Central Heating
- Loft





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The position & size of doors, windows, appliances and other features are approximate only.

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