



9 Linnitt Lane, Ryarsh, West Malling, ME19 5GU
Offers Over £660,000



Charming four bedroom detached house in the popular Ryarsh Park development in the quiet Ryarsh village close to local schools, transport and amenities.


This house is nestled in a quiet part of the development which offers a sense of community and tranquillity in this house. Upon entering, you are greeted into a lovely, bright hallway with a separate lounge on your left. Moving through the hall you open up into a stunning kitchen and open plan living area which looks out over a cleverly landscaped garden. There is a utility room through the kitchen and a convenient WC downstairs too.

Once you are upstairs you will find 4 good sized bedrooms with the master feeling particularly spacious with an ensuite bathroom and a separate family bathroom. All the rooms flood with sunlight and are beautifully decorated.

The garden is tranquil, private and very well landscaped and is a particularly fabulous element of the house. There is a lovely area to the side of the house too where the owners currently have several herb beds. A great garage offers more parking opportunity to add to the driveway too.

This well-presented home is ideal for those who appreciate a modern living space in a peaceful setting. Whether you are looking to settle down in a family-friendly neighbourhood or simply want to enjoy the tranquillity of the countryside, this property offers the best of both worlds.

- Beautiful Detached House
- Ryarsh Park Development
- 4 Good Size Bedrooms
- Beautifully Decorated Throughout
- 25ft Kitchen/Reception Area
- Ensuite to Master Bedroom
- Multiple Reception Space
- Garage and Driveway
- Landscaped Garden
- EPC Rating B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B	83		
(69-80) C			
(55-68) D			
(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 AREA INFORMATION FOR 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.

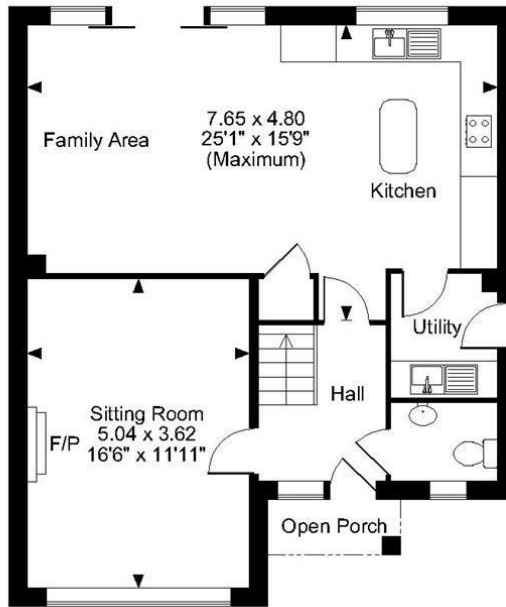
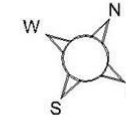


ADDITIONAL INFORMATION

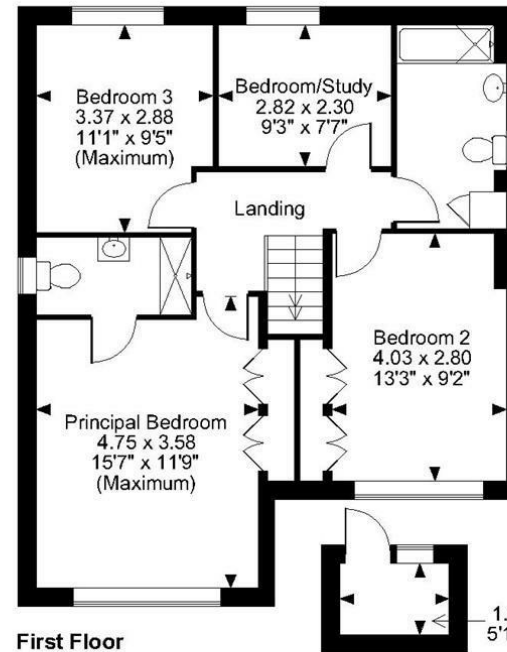
Freehold
Brick Built
Council Tax Band D
EPC Rating B
UPVC Double Glazing



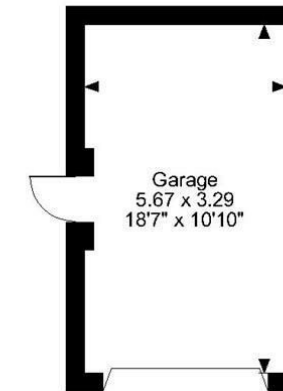
Linnitt Lane, Ryarsh, West Malling, Kent
Approximate Gross Internal Area
Main House = 1356 Sq Ft/126 Sq M
Garage = 201 Sq Ft/19 Sq M
Shed = 22 Sq Ft/2 Sq M
Total = 1579 Sq Ft/147 Sq M



Ground Floor



First Floor



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