



Old School House, Old School Lane, Ryarsh, West Malling, ME19 5LP
Offers Over £780,000




Nestled in the idyllic village of Ryarsh, on the quaint cul-de-sac on Old School Lane, lies this enchanting semi-detached house that exudes charm and history. Once the village school, this property has been transformed into a beautiful home that seamlessly blends modern comforts with traditional character. Located close to the prestigious primary School making this a perfect family home.

As you step inside, you are greeted by two inviting reception rooms, perfect for hosting gatherings or simply unwinding after a long day. The four bedrooms offer ample space for a growing family or accommodating visiting guests, with the master bedroom boasting a vaulted ceiling and an ensuite bathroom for a touch of luxury. The kitchen, with its unique character, leads to a spacious dining room, providing a rare abundance of living space in a period property. The addition of a utility room adds practicality and further space.

One of the standout features of this property is the one-bedroom annexe, offering versatility for various living arrangements. Whether you desire a home office, guest accommodation, or a private space for independent teenagers, this annexe provides the perfect solution to cater to your needs.

The garden offers an idyllic, beautiful and tranquil space which is entirely secluded and not overlooked. Parking is in abundance with a double garage and driveway, ensuring that you and your guests will never have to worry about finding a spot. Embrace the tranquillity of village life while still being within reach of modern conveniences in this delightful home on Old School Lane.

- 4 Bedroom Ragstone House
- Overbrimming With Character
- Ryarsh Village Location
- Driveway and Double Garage
- Multiple Reception Rooms
- 3 Bathrooms And Additional Cloakroom
- Multiple Reception Road
- Secluded and Landscaped Gardens
- EPC Rating D

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (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 WEST MALLING

The attractive historic high street of West Malling offers a fine selection of day-to-day amenities including boutique shops, bars and restaurants, pharmacy and a Tesco store as well as a mainline train station.

The modern village of Kings Hill is approximately 2 miles away and offers an extensive selection of facilities - particularly outdoor recreation. It has a toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes super markets, shops, cafes, restaurants, 18-hole golf course, David Lloyd health club, sports park, community centre, nature parks and much more.



For additional recreation you have a multitude of offerings within close proximity. Manor Park, Trosley Country Park, Leybourne Lakes are all noteworthy. You have further golf courses at Wrotham Heath and West Malling.

For the commuter Junction 4 of the M20 gives access to the motorway network. West Malling's mainline train station provides services to London Victoria and will commence a direct line to London Charing Cross from 1st December 2022. Nearby Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.



For education the immediate area offers a good selection of state primary and secondary schooling together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.



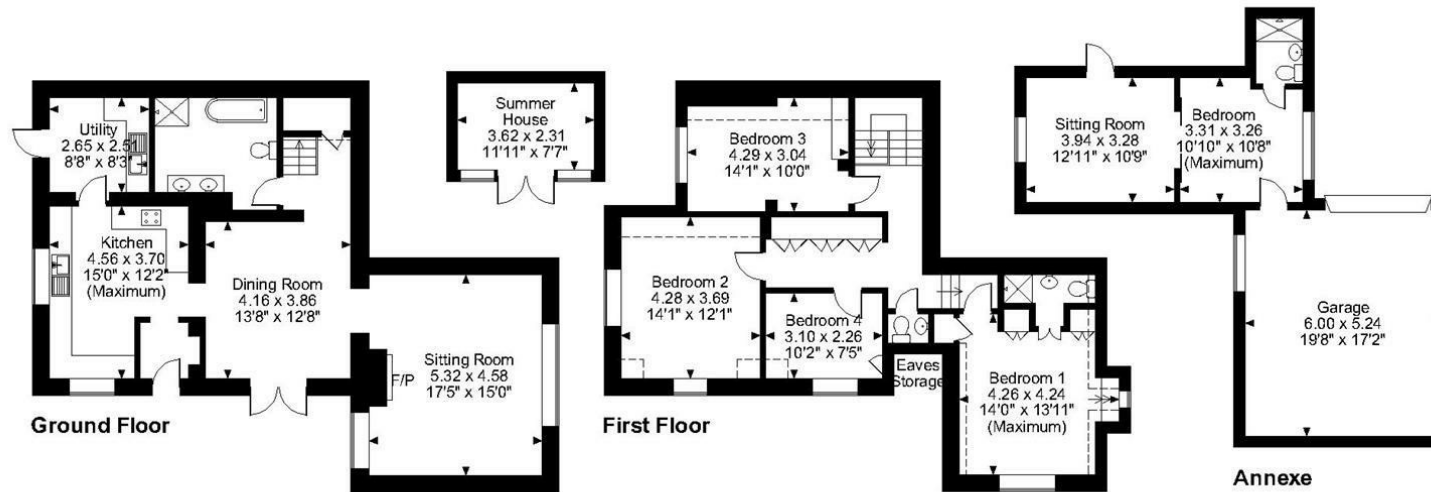
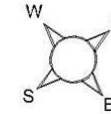
ADDITIONAL INFORMATION

- Freehold
- Rag Stone House
- Council Tax Band F
- EPC Rating D
- 1 Bedroom Annex
- Cul De Sac Location
- Primary School Close By
- Secluded Garden



Old School House, Old School Lane Ryarsh, West Malling, Kent

Approximate Gross Internal Area
Main House = 1611 Sq Ft/150 Sq M
Garage = 338 Sq Ft/31 Sq M
Annexe = 283 Sq Ft/26 Sq M
Summer House = 90 Sq Ft/8 Sq M
Total = 2322 Sq Ft/216 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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