



85 Rectory Lane North

Leybourne, West Malling, Kent, ME19 5HD Freehold



Asking Price £1,050,000

This impressive detached home offers both the size and high caliber of accommodation rarely found in such a popular position.

Measuring just over 2300 square feet, this property boasts two spacious reception rooms and a large conservatory making this home perfect for entertaining guests or relaxing with family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

Step outside to discover a sunny and private garden, a tranquil oasis where you can unwind and enjoy the swimming pool and some peace and quiet.

Overview

- Detached family home
- Sought after location in popular village
- Four bedrooms
- Large double reception & Conservatory
- Well fitted kitchen
- Snug/reception room
- Utility room & cloakroom
- Double garage & large drive
- Stunning garden with swimming pool
- Viewing recommended

Location

Rectory Lane North is a no through road in Leybourne which is a small village situated off Junction 4 of the M20 Motorway. Leybourne is adjacent to Larkfield and West Malling. Leybourne has a well regarded Church of England primary school (rated outstanding by Ofsted), pre Norman-conquest church, 13th-century castle (dating back to Norman times), hairdressers, shop, newsagent and general store, village hall and pub/restaurant.

Entrance Hall

Radiator, storage cupboard.

Kitchen

27'7" x 11'5"

Range of wall and floor units with matching drawers, tiled work surfaces and matching splash back. 1 1/2 bowl sink unit with mixer taps, windows to rear, stainless steel eye level double oven. four ring electric hob extractor hood above. Amtico flooring, integrated dishwasher, fridge and freezer and arch opening

Utility Room

Range of wall and floor units with contrasting work surface matching the kitchen, steel single drainer sink unit, space and plumbing for washing machine, door to garage and french doors to garden.

Reception Room

21'11" x 21'11"

A bright triple aspect room with windows to either end, side, feature fireplace and french doors that open to



Conservatory

22'8" x 16'9"

Bright and airy room over looking the garden .

Snug/office

10'0" x 9'10"

Window to front.

Cloakroom

Wc and wall mounted basin

First Floor Landing

Window to front

Bedroom 1

13'0" x 12'5"

Window to rear, full range of fitted wardrobes with matching dresser.

Bedroom 2

13'0" x 9'2"

Window to front. Full range of fitted wardrobes, matching dresser and en suite shower.

Bedroom 3

11'6" x 9'10"

Window to rear.

Bedroom 4

10'0" x 9'10"

Window to front

Family bathroom

Modern luxury bathroom with walk in shower, roll top bath, pedestal wash hand basin and low flush wc.

Double Garage

19'3" x 17'6"

Up and over door, power and lighting.

Rear Garden

Stunning private aspect garden which wraps from the side and rear of the property. The garden is well established and is a real feature of this home. The swimming pool gives the out side space real luxury that you would expect from a home of this caliber. There is a further blocked paved terrace with pergola.

Front Garden & Drive

Like the rear the front garden is well established and well maintained with herbaceous borders, a large blocked paved drive offering plenty off street parking.

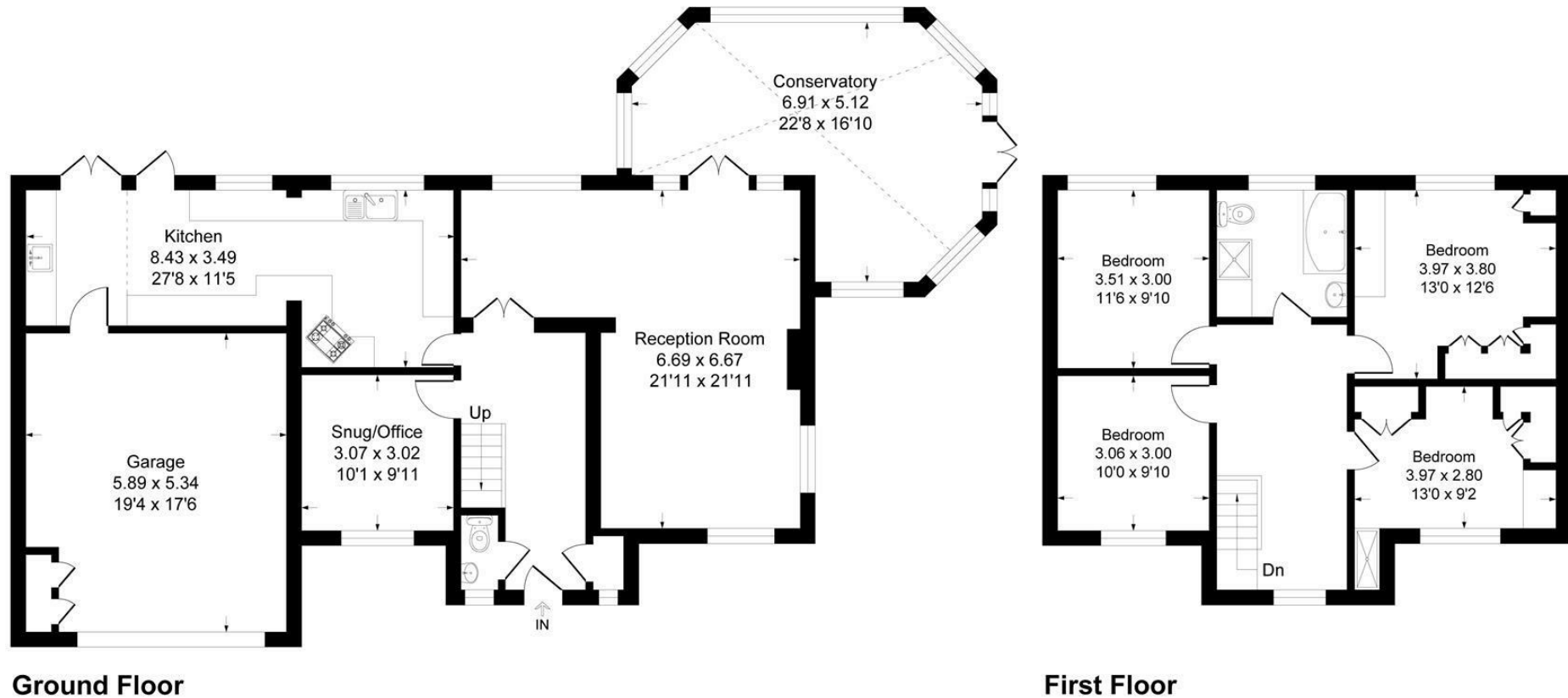


Rectory Lane North, ME19

Approximate Gross Internal Area = 180.6 sq m / 1945 sq ft

Garage = 30.2 sq m / 326 sq ft

Total = 210.9 sq m / 2271 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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