



Orchard House , Pepingstraw Close, Offham, Kent, ME19 5PB

Guide Price £1,250,000 - £1,300,000

When experience counts...

est. 1828
bracketts

Welcome to an exclusive opportunity to own one of four newly built detached executive homes, nestled within a private gated development in the highly sought-after village of Offham. Perfectly positioned to enjoy the charm of village living while benefiting from the nearby conveniences of West Malling and Kings Hill, these exceptional homes offer the ideal blend of luxury, location, and lifestyle. With two homes already sold prior to marketing, only two remain! Do not miss your chance to secure one of these outstanding family homes. Each property has been finished to an impeccable standard, boasting a high-specification finish throughout. Designed with modern family living in mind, the homes feature spacious open-plan layouts. Accommodation comprises entrance, large sitting room with feature fire, second reception room study / playroom, cloakroom WC, utility room and modern kitchen / dining / family room with bi folding doors overlooking the garden. To the first floor family bathroom, four double bedrooms and en suite shower rooms. Externally, further highlights include detached double garages, generous gardens, and the rare advantage of an additional paddock—offering potential for a variety of uses. The inclusion of an air source heat pump, supports energy efficiency and sustainable living.

AVAILABLE NOW

Private Gated Development of
Four Detached Executive Family
Homes

Brand New - High Specification

10yr Build Guarantee

Sought After Village Location

Open Plan Living

Two En Suites & Family
Bathroom

Detached Double Garage

Rear Gardens & Additional





LOCATION: Tonbridge

The development benefits from excellent road and rail links, with links to London within the hour and is situated close to a selection of coveted schools, making it perfect for families.

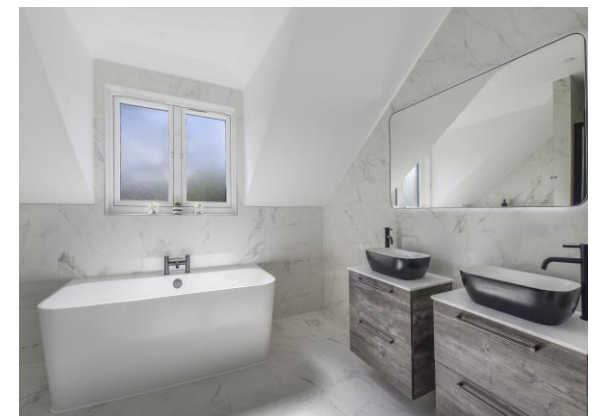
Comprehensive Shopping: West Malling (1.8 miles) offering a multitude of shops, pubs and restaurants, Borough Green (3.4 miles), Kings Hill (2.6 miles) **Mainline Rail Services:** Borough Green & Wrotham or West Malling.

Primary Schools: Offham, West Malling, Platt and Ryarsh. **State/Grammar Schools:** Maidstone, Tonbridge, Sevenoaks, Tunbridge Wells and Dartford. **Private Schools:** Sutton Valence in Maidstone. The **Preparatory Schools** at Somerhill. Tonbridge and Sevenoaks Public Schools.

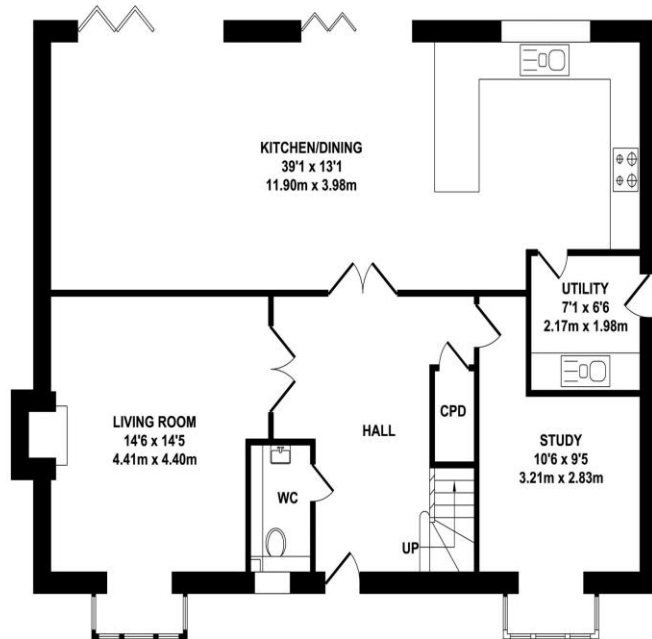
Leisure Facilities: David Lloyd Fitness & Leisure Centre in Kings Hill, Offham Tennis and Cricket clubs and the Reynolds Retreat Spa in Borough Green. Leisure centres in Tonbridge and Maidstone. Gym and pool at the Holiday Inn, Wrotham Heath. Offham tennis club. All distances are approximate.

ADDITIONAL INFORMATION:

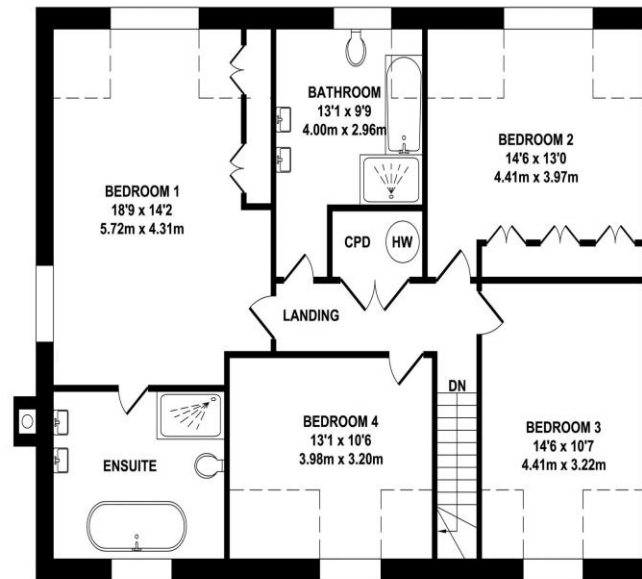
Council Tax Band
Double Glazed Windows
Maintenance Charges



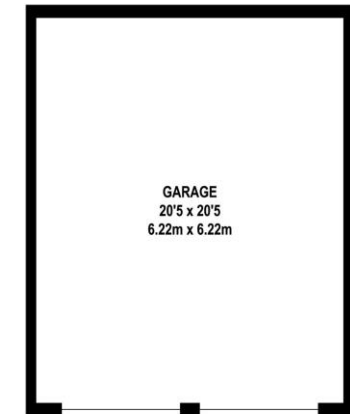
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GROUND FLOOR
APPROX. FLOOR AREA
1137 SQ.FT.
(105.63 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1095 SQ.FT.
(101.75 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
416 SQ.FT.
(38.69 SQ.M.)

TOTAL APPROX. FLOOR AREA 2649 SQ.FT. (246.07 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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