



Robin House
83 Birling Road | Leybourne | West Malling | Kent | ME19 5HZ

FINE & COUNTRY

Seller Insight

“ Robin House is situated between the quiet, friendly village of Leybourne and a 15 minute walk from the bustling town of West Malling. Set along this quiet lane, surrounded by meadowland with fabulous views out to the North Downs, this pristine, spacious, property has been the much loved family home for Grant and Hayley for the past eleven years.

“We lived in London but wished to move into a more rural area and West Malling ticked all our boxes, particularly with its convenient transport hubs with commuting times to London of 45 minutes, alongside a wealth of excellent amenities. Robin House, built in the 1950s, had been a treasured family home for its previous owners and its, size, setting and potential to expand was perfect for us. With such flexible space, since coming to live here, we have considerably extended and enhanced our home into one which has become an incredibly enriching family home. We have totally redefined many areas and our home now, with its luxuries, comforts and innovations, fulfils everything we require of it, from areas for home working, space to welcome guests, alongside space for quietness. One of its special areas is the large sociable kitchen/dining/family room, with its abundance of natural light, and is where everyone inevitably gathers. We do love to share our home with friends and family, and with such amenities, has become a great place for socialising.”

“We have a large patio at the rear on which we enjoy relaxation and al fresco dining and, in addition, we have created an outdoor kitchen, a hot tub area, outdoor sofas and dining table in the garden. Entertaining or dining out here is greatly enhanced with the integrated BOSE speakers placed within the flower beds and sitting long into the day, as the sun sets in front of us, enjoying the fabulous surroundings is very special. The garden to the front of the house is very spacious, enclosed, and very popular with our children and their friends to play with freedom.”

“Everything is close at hand, especially the nearby garage which is home to an artisan butcher and baker. An excellent choice of schools is available, with the opportunity to pursue many sport and leisure activities. There are brilliant golf courses nearby, a David Lloyd Fitness Centre, lots of running and cycle trails – in addition there are numerous restaurants and country pubs in the surrounding villages and West Malling itself, catering for all palates and food choices. There are many lovely local places to visit, not least the various Country Parks that are nearby.”

“It will be heart wrenching saying farewell to this brilliant home in such a location, but it for logistical family reasons that we are moving. However, we wish its new owners as much contentment and happiness we have experienced living here.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Robin House

Fine & Country proudly presents Robin House, a magnificent six-bedroom detached family residence that offers a truly idyllic lifestyle. Nestled amidst picturesque meadowland, with the majestic North Downs as a dramatic backdrop, this remarkable property is located within walking distance of the award-winning market town of West Malling. Prepare to be captivated by its panoramic views over the enchanting Kentish countryside, as this secluded oasis offers a sanctuary from the hustle and bustle of everyday life.

Architecturally striking, the rear elevation of Robin House is a sight to behold. Configured over three floors and boasting a versatile living space of 3,666 square feet, this home effortlessly blends light and spacious interiors with generous proportions. Immerse yourself in the wealth of entertainment space, making it perfect for hosting larger gatherings, while also offering intimate spaces to relax and enjoy precious moments with loved ones.

As you explore this exceptional property, you will discover three reception rooms, each with its own unique character. The formal reception exudes elegance and grandeur, while the family room provides a cosy and inviting atmosphere. The well-equipped open-plan kitchen and dining area is a true culinary haven, complemented by a convenient pantry and utility room. Additional features include an open fireplace, an oak staircase, an office, and a home gym, ensuring that every aspect of modern living is catered for.

The sumptuous contemporary interiors of Robin House continue to delight, with the inspired master suite being a standout feature. Offering palatial dimensions, the opulent en suite facilities and beautifully presented dressing room are the epitome of luxury. Four further double bedrooms await, including bedroom two with its own dressing room and en suite, as well as bedroom three with an en suite. The remaining three bedrooms are served by a luxurious family bathroom, ensuring the utmost comfort for all residents. Furthermore, this exceptional residence holds further potential to expand, allowing you to personalise your living space to suit your desires.







Step outside

Robin House

Nestled in a quiet location off a peaceful lane, Robin House provides a sense of tranquility and privacy. The large driveway offers ample parking for numerous vehicles, with the potential to build extensive garaging (subject to obtaining planning permission). Step into the stunning garden grounds, approximately 0.5 of an acre, and be greeted by a large patio that beckons you to relax and take in the breathtaking views. Perfect for al fresco dining and entertaining, the outdoor kitchen and hot tub area create an inviting ambiance. Integrated BOSE speakers provide a soundtrack to your outdoor living experience, while you soak in the splendour of the amazing sunsets.

The spacious and enclosed front garden is a haven where children can play safely and freely. Predominantly laid to lawn and adorned with mature specimen trees, as well as an array of flower beds filled with a range of shrubbery and herbaceous plants, this space radiates natural beauty.

Robin House is ideally situated, with a wealth of amenities in close proximity. A nearby garage is home to an artisan butcher and a baker, providing convenient access to daily necessities. For more extensive facilities, the award-winning market town of West Malling awaits, just a short walk away. Here, you'll find an eclectic range of boutique shops, charming cafes, a country park, and a selection of well-regarded pubs and restaurants. West Malling station offers direct links to the city in less than an hour, and the nearby M20 motorway provides easy access at junctions 3 and 4. Families will appreciate the excellent selection of primary schools, state/grammar schools, and private schools in the vicinity, while fitness enthusiasts will enjoy the nearby David Lloyd fitness centre in Kings Hill.

Freehold
Council Tax Band G
EPC - E

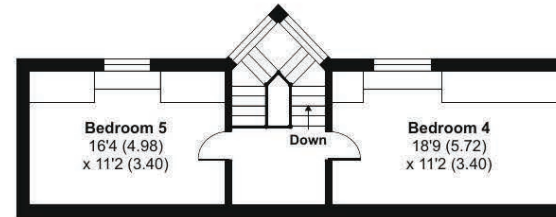
Guide price £1,500,000 - £1,600,000



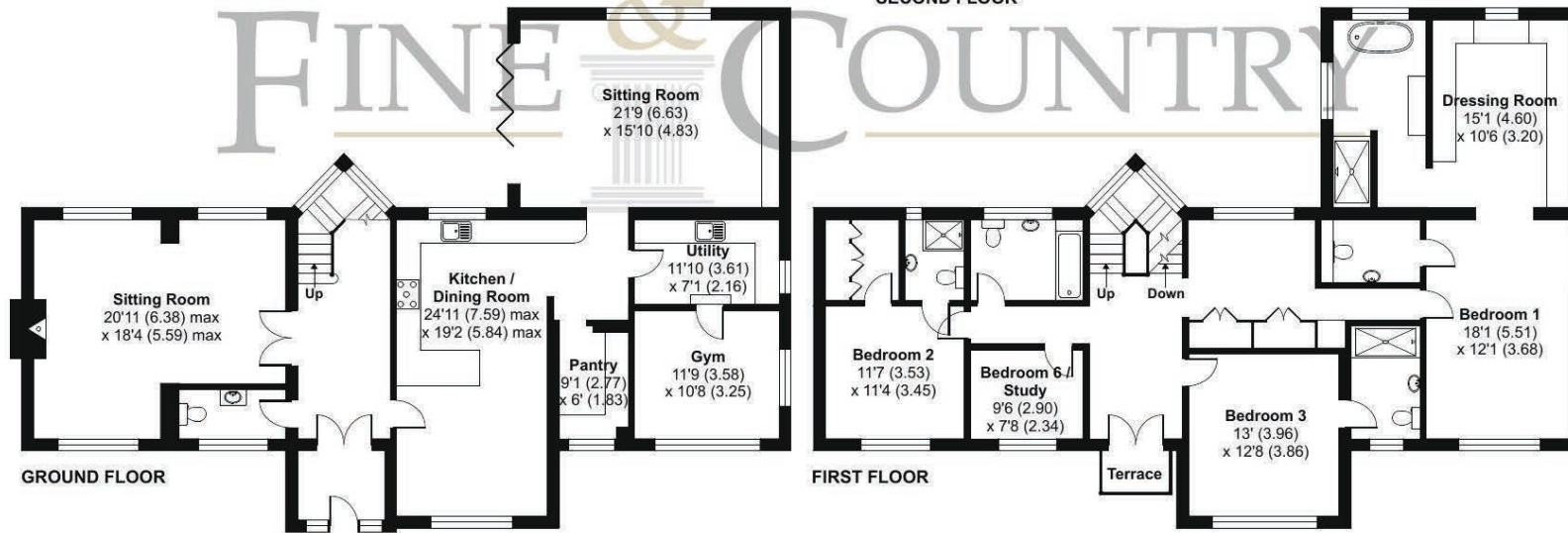
Birling Road, Leybourne, Leybourne, West Malling, ME19

Approximate Area = 3666 sq ft / 340.5 sq m

For identification only - Not to scale



SECOND FLOOR



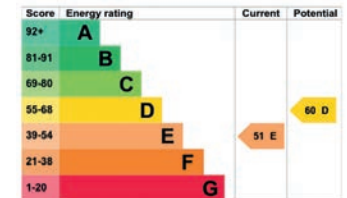
GROUND FLOOR

FIRST FLOOR

Terrace



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fine & Country. REF: 995685



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 17.08.2023





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