



Ramscombe Cottage
Roughetts Road | Ryarsh | West Malling | Kent | ME19 5LA

FINE & COUNTRY

Seller Insight



This magnificent spacious family home is surrounded by its stunning private garden and has been a much treasured family home for Dave and Gill for the past thirty-two years. Set along a quiet road enjoying total peace and tranquillity and yet within easy reach of an incredible wealth of amenities which includes Bluewater and Ebbsfleet.

"We were looking to move to a larger family home and were delighted to discover this large parcel of land in this brilliant location on which stood an old cottage. We had sold our original house and our daughter was due to start at the local primary school and, therefore, had no option but to move into the cottage. Working closely with an architect, we designed, plotted and planned our new home and then moved into the old cottage whilst our new house was built. Having much experience and essential skills, Dave and a close family member were able to utilise their invaluable practical talents. In addition, we project managed the build thereby ensuring quality fixtures and fittings were installed. It was a wonderful occasion when we were able to move into our new home and relax with our young family. The design of our home, which reflects a traditional 'yeoman' style, has been perfect for us throughout the years and, although we have replaced original bathrooms and the kitchen, its original footprint remains. A home is flooded with natural daylight through its generous amount of glazing, and our large galleried landing does present a welcoming wow factor to visitors arriving into our spacious hallway. There is a clever connectivity throughout and our main reception room has windows opening out onto the garden, as does our kitchen which is very much the hub of family life. It is the perfect home for entertaining, no matter how large or small. One special event was our daughter's wedding reception when we also utilised our large garden."

"Our garden has been very special for us and has matured gracefully throughout the years. Our lawns are bordered with mature trees and shrubs and provide an idyllic spot in which to relax, particularly after busy days sitting on the patio and enjoying a glass of something cool."

Our nearest shops are located in West Malling, but our village does have a strong sense of community and contains an active village hall, a popular pub and many opportunities to pursue sport and leisure opportunities, including the nearby golf course. There is a highly rated primary school in the village but an exceptional choice of state and independent schools are close by. The road network is excellent as are trains for journeys into the capital."

*"The house has now outgrown our needs and it is time for another family to unpack their bags and enjoy life in this superb house in such a fabulous location."**

* 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

Ramscombe Cottage

Fine & Country proudly welcomes you to Ramscombe Cottage, a beautifully presented four-bedroom family residence, idyllically nestled within approximately one acre of breathtaking grounds. This exquisite home exudes elegance, while enviably situated in a semi-rural location on the fringes of Ryarsh village. Here, you can enjoy a tranquil setting, yet within walking distance of the award-winning market town of West Malling, promising an idyllic lifestyle in the heart of the Kentish countryside.

Constructed by the current owners in 1992, this architecturally designed property showcases a traditional 'Yeoman' style facade, perfectly complementing the surrounding Kentish landscape. The elegant, contemporary interiors are bathed in natural light, creating a warm ambiance and a great sense of space. The stylish and well-equipped kitchen/breakfast room caters to those who enjoy culinary pursuits and is further enhanced by a formal dining room and spacious sitting room, ideal for entertaining large or intimate gatherings or simply relaxing with loved ones.

Ascend the stairs from a welcoming entrance hall to the galleried landing, where a haven of four double bedrooms awaits. The principal bedroom features a double aspect, fitted wardrobes, and a luxurious en-suite, while a stylish family bathroom serves the remaining three double bedrooms.





Step outside

Ramscombe Cottage

Ramscombe Cottage stands elegantly, enveloped within beautifully landscaped grounds of approximately one acre. An attractive sandstone sun terrace to the rear of the property affords idyllic al fresco dining opportunities, while overlooking the breathtaking formal garden. This garden is a true oasis, with fine lawns interspersed with majestic specimen trees, mature shrubbery, and prolifically stocked flower beds exhibiting an array of herbaceous plants and seasonal flowers. Hedges form the borders, providing privacy and seclusion. A charming summer house nestled within the garden offers a versatile space, perfect for reading a book, quiet contemplation, a home office, while offering a different perspective of the picturesque garden.

Potential for Enhancement

(Subject to acquiring planning permission) the property and expansive plot in which it stands offers significant potential for further enhancement and extension. This presents a unique opportunity to tailor the property to suit your individual needs and preferences, making Ramscombe Cottage an even more desirable and versatile family home.

Parking and Garaging

A large driveway dressed in fine shingle provides convenient parking for numerous vehicles, while a double garage affords secure parking for treasured machines or useful storage.

Location

Ryarsh is commonly regarded as one of the finest villages in the region, prized for its quintessential Kentish charm. The village boasts its own highly regarded primary school, a village hall, and a country pub offering traditional English fare. The award-winning market town of West Malling is just

minutes away, offering an eclectic range of boutique shops, gastro pubs, restaurants, and coffee shops. The region is well-served by schools, with local village primary schools retaining their long-standing high reputation. Senior schools are within easy reach, as are selective grammar schools.

For those wishing to commute to London or the Continent, this area is superbly blessed with transport links. The M20 and M25 are but a short drive away, with train times to London of approximately 50 minutes from the nearby station. Cross-channel services via the Channel Tunnel or coastal ferry terminals are all within very easy reach.

Discover Ramscombe Cottage – a haven of elegance and tranquility with endless possibilities. Contact Fine & Country to arrange a viewing.

Freehold
Council Tax Band G
EPC Rating C

For mobile phone coverage in this area please look online

Superfast Fibre Broadband & Standard Broadband are available at the property for more information please look online

There are tree preservation orders in place

The following utilities are connected at the property:- Electric / Gas / Mains Water / Mains drainage / Cable TV / Phone / Broadband

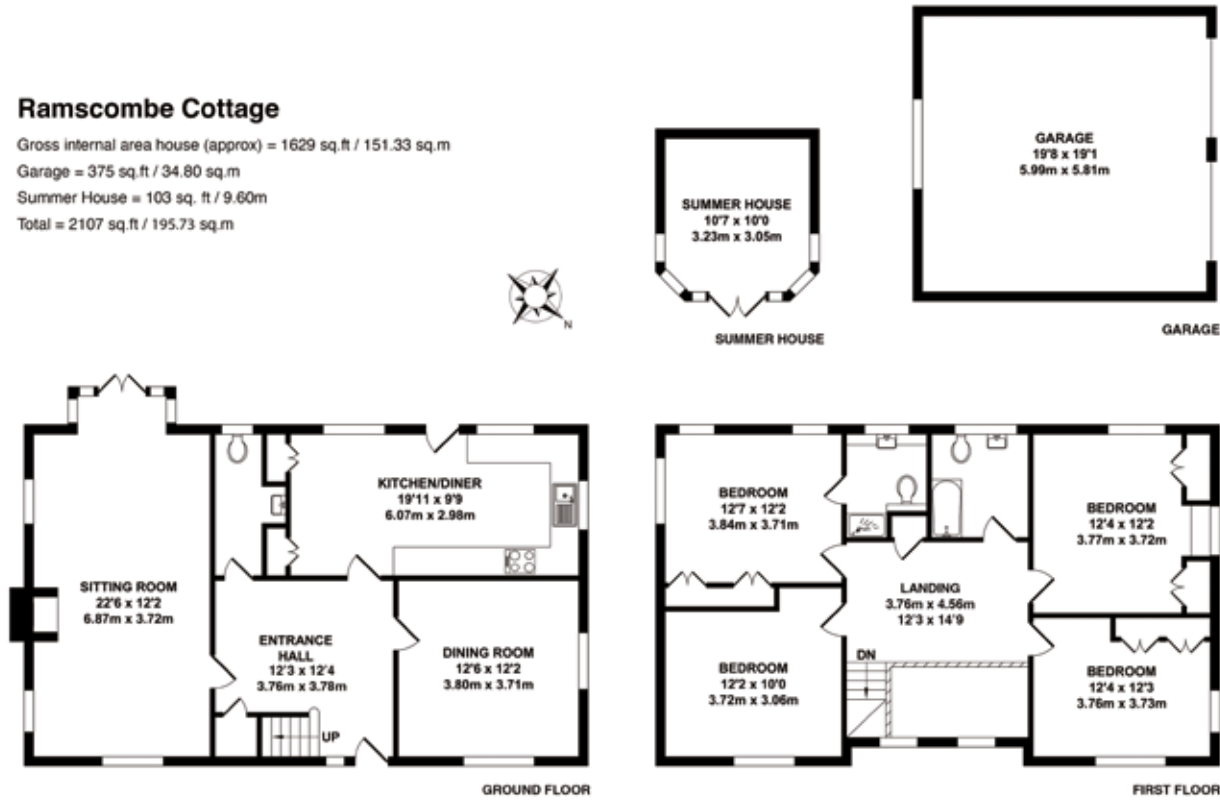
Shared cost of yearly hedge cutting along the lane approaching the three houses



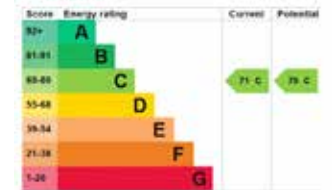
Guide price £1,150,000 - £1,200,000

Ramscombe Cottage

Gross internal area house (approx) = 1629 sq.ft / 151.33 sq.m
 Garage = 375 sq.ft / 34.80 sq.m
 Summer House = 103 sq. ft / 9.60m
 Total = 2107 sq.ft / 195.73 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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