



77 Rectory Lane North
Leybourne | West Malling | Kent | ME19 5HD

FINE & COUNTRY

Seller Insight

“It's the large plot, wonderfully peaceful wrap-around garden, abundance of natural light, sense of seclusion and the village community, along with good connections to London, that make this property so appealing,” says the owner, whose family has owned 77 Rectory Lane North since 1983.

Since moving into this detached, single-storey detached bunglaow, it has been enjoyed both as a social space and as a retreat by two generations of the same family. “Once you enter the lane, it's so quiet and hidden away; in many ways, being here feels like a peaceful world of one's own. That said, it's also an easy place to be part of a community, and my parents very much enjoyed using the house as a social hub – a place people always seemed drawn to,” recalls the owner. Rectory Lane North is further made peaceful by being a no through road.

While the house needs updating, the level garden has been beautifully maintained over the years. “A large space bathed in light, the garden has a traditional feel, with plenty of mature trees that offer shade and visual interest, along with rose bushes, a variety of shrubs, and a pond at the front. It's something of a wildlife haven, with the most incredible daily birdsong – living in London, I'm always amazed by the surround sound!” Outside, a large double garage with an automatic rise-and-fall door provides parking for two cars. “Even with both cars parked, there's still plenty of space for easy movement and storage.”

Beyond the property, Leybourne – situated off Junction 4 of the M20 Motorway – boasts excellent amenities. “Originally based around The Rectory, now a pub, the church of St. Peter and St. Paul, and the castle, the village also offers a primary school, a small parade of shops, and a cricket club, all within walking distance of the house.” They add, “train and road connections to London add great convenience.”

The owner can't emphasise enough how good the light is: “The sun rises at the front and sets at the rear, so the whole property enjoys a great amount of natural light. The sitting room, which opens onto the back garden, is a fantastic suntrap.” They add, “Views over the green, leafy garden ensure one always feels surrounded by nature. I'll miss this much-loved family home – the place I grew up and made wonderful memories.”*

* 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

77 Rectory Lane North

Fine & Country are delighted to present the opportunity to purchase this substantial four-bedroom, three reception, three bathroom detached bungalow, set within a secluded, southerly facing plot of approximately half an acre. Ideally positioned within a short distance of the award-winning market town of West Malling, this exceptional home offers an increasingly rare combination of space, privacy, and potential.

Idyllically nestled on a tranquil no-through lane, this expansive bungalow is bathed in natural light and enjoys uninterrupted views over its beautifully maintained, mature gardens. Currently arranged over one level, the property offers wonderfully versatile lateral living space comprising a generous kitchen/breakfast room with adjoining utility, a formal dining room, and an elegant sitting room, each room enjoying pleasant garden aspects. There are four well-proportioned double bedrooms, including a superb principal suite featuring a dressing room and en-suite shower room. A family bathroom and an additional shower room serve the remaining bedrooms, making this a home that effortlessly caters to both everyday living and entertaining.





Step outside

77 Rectory Lane North

Gardens

The property is perfectly set back within its private plot, with sweeping lawns to the front and rear. Established flower beds are home to a wide variety of mature shrubs and colourful rose bushes, framed by natural boundaries of hedging and specimen trees that offer year-round interest and seclusion. The gardens create a peaceful backdrop and provide a genuine sense of countryside living.

Garaging and Parking

A broad private driveway provides extensive off-road parking for multiple vehicles, while a link attached, brick-built double garage offers secure parking as well as ample storage space.

Location

Rectory Lane North is a desirable address, celebrated for its combination of privacy and accessibility. This peaceful enclave lies within walking distance of the historic town of West Malling, known for its characterful High Street, boutique shops, inviting cafés, and award-winning restaurants and gastro pubs. Commuters will appreciate the mainline station providing direct services to London, and swift access to the M20 motorway via junction 4 ensures easy connectivity to surrounding towns and transport links. Excellent primary schools are located in nearby villages such as Leybourne, Ryarsh, Offham, and West Malling itself, with a wide selection of respected secondary and grammar schools in Maidstone, just eight miles away.

Scope for Enhancement

While already a generously appointed and charming home, the property does require a degree of modernisation, providing the perfect canvas for personalisation. Whether retained as a spacious single-storey residence or reimagined to incorporate a second level (subject to planning permission), this is a rare opportunity to create a bespoke family home tailored to your lifestyle. Properties of this nature, set within such substantial and secluded plots, are increasingly rare in this sought-after location, offering not only a home, but the potential for something truly special.

Freehold

Council Tax Band G

EPC Rating C

Ultrafast, Superfast & Standard Broadband available at the property, for more information please look online

For mobile phone coverage in this area please look online

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Phone

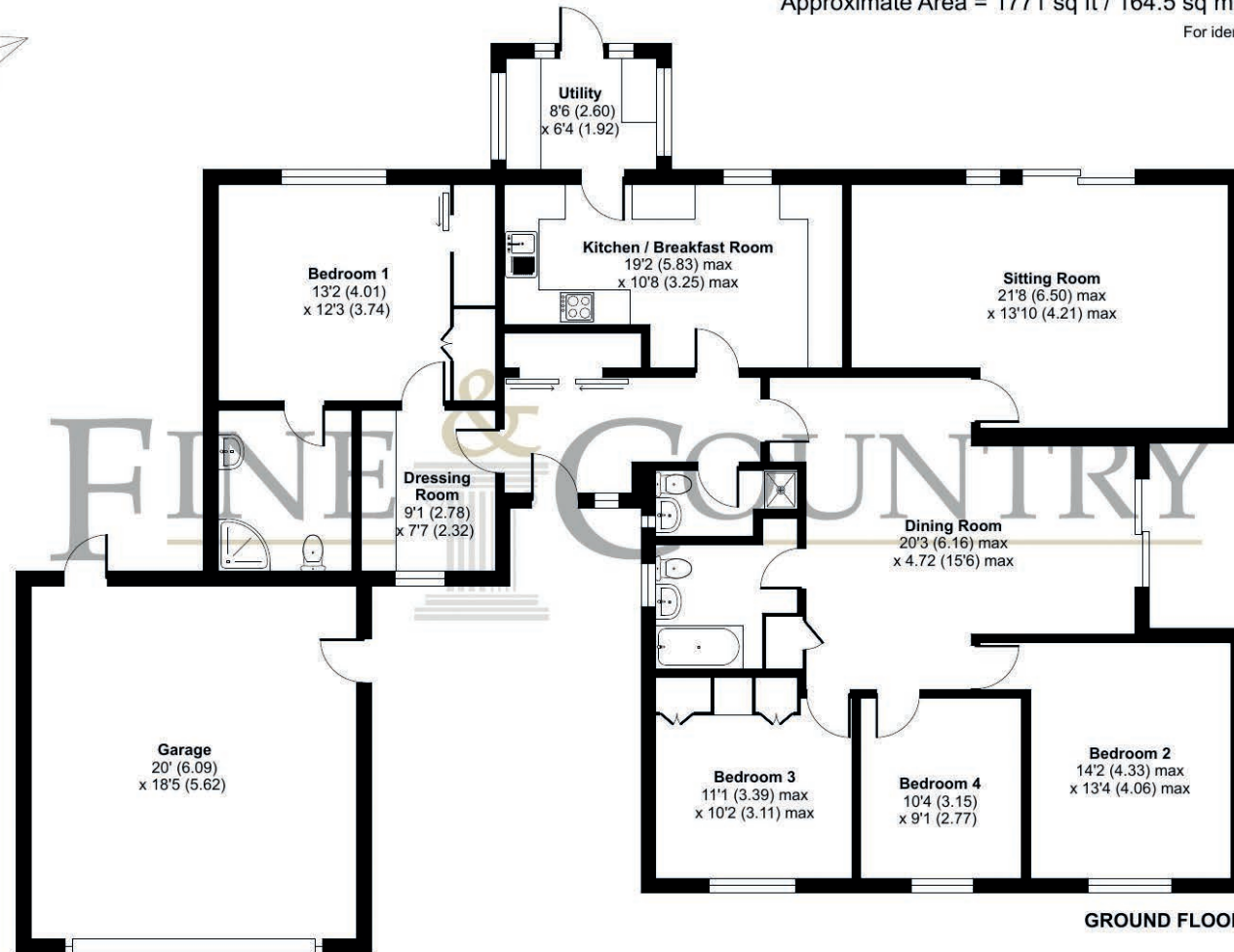
Guide price £675,000 – £700,000



Rectory Lane North, Leybourne, West Malling, ME19

Approximate Area = 1771 sq ft / 164.5 sq m (excludes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1286753



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