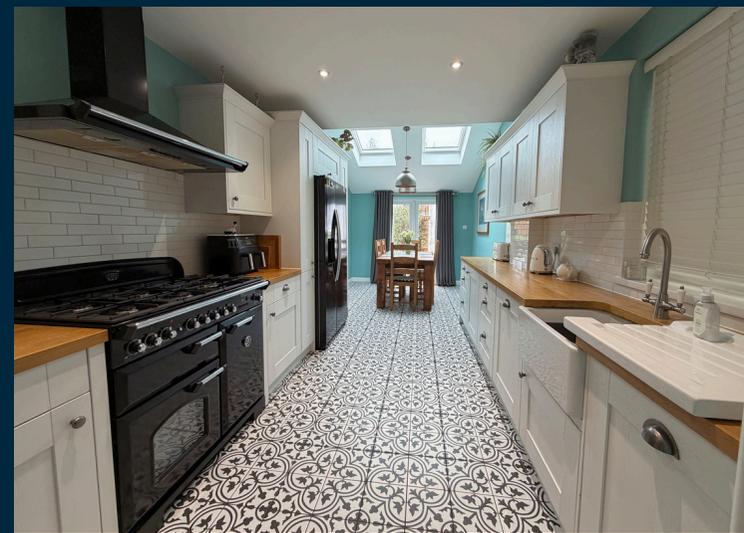


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Castle Way

Leybourne | West Malling | ME19 5HF

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Welcome to Castle Way - a beautifully renovated semi-detached family home where the current owners have truly spared no expense since becoming the owners in 2019.

Approached via a large, multi vehicle driveway, the property was extended across the rear and now offers just under 1,300 square feet of space. What truly sets this home apart is the exceptional versatility created by its self-contained internal annex. Whether it's ideal for an older child seeking independence while saving for their first step onto the property ladder, or the perfect solution for combining households with a relative, this home adapts beautifully to your needs.

The entrance reception makes an immediate impression, stretching just over 13ft and setting the tone for the style and quality found throughout the home. In the front lounge, the chimney breast has been opened up to create a striking focal point, now home to a cosy log burner. The spacious open-plan kitchen has been completely remodelled and flows beautifully into the adjoining dining area, enhanced by a vaulted ceiling and skylight windows that flood the space with natural light. A highly practical laundry room sits just off the kitchen, keeping appliances neatly tucked away. The self-contained annex offers superb flexibility, featuring a double bedroom, a kitchenette and a comfortable living area, plus its own private shower room. Upstairs, the main house continues to impress with three further double bedrooms arranged off a spacious landing, along with a modern family bathroom and an additional separate WC.

Heading outside, the theme of sociable, versatile spaces continues into the impressive 65ft garden. It features a shingle seating area perfect for gatherings, a charming summerhouse, a brick-built pizza oven, and a tranquil pond area with a pergola. For keen gardeners, there is both a garden shed and a potting shed, each set on solid concrete bases. The original garage has most recently served as the owner's workshop, and a practical side lean-to provides additional storage along with an outdoor toilet and basin.

Backing onto open fields, this home enjoys an elevated position that ensures both privacy and plentiful parking. The immediate area offers an impressive range of amenities, including highly regarded primary schools, village shops, farm stores, and several leisure clubs. The vibrant market town of West Malling is just around the corner, providing an excellent selection of boutiques, restaurants, and everyday conveniences, along with its own mainline rail station for easy commuting.



Ground Floor

Entrance Hallway - 13'5 x 8'3

Lounge - 13'5 x 11'11

Kitchen Dining Room - 26'3 max x 9'3

Laundry Room

Annex

Bedroom - 10'11 x 7'9

Kitchen Lounge Area - 18'1 max x 9'10

Shower Room

First Floor

Landing

Bedroom1 - 13'5 x 11'11

Bedroom2 - 13'5 x 10'11

Bedroom3 - 9'11 max x 8'3

Bathroom

Separate WC

Exterior

Substantial Driveway

Private Rear Garden

Workshop (former garage)

Lean To Storage / Garden &

Potting Shed

Summer House





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