



*Dobson Close*

**Leybourne Chase | ME19 5SQ**

**REYNOLDS**  
ESTATES LIMITED  
— exp —



Coming in with just over 1,000 square feet of accommodation, this wonderful semi-detached home was built by Taylor Wimpey in 2018 and crafted to the popular design known as 'The Croft'.

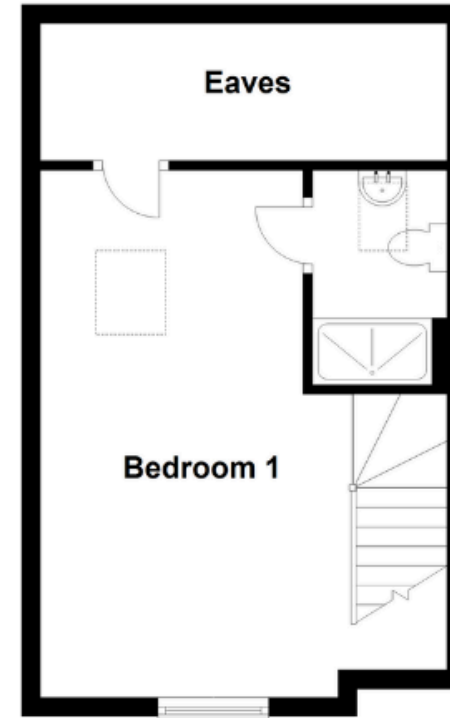
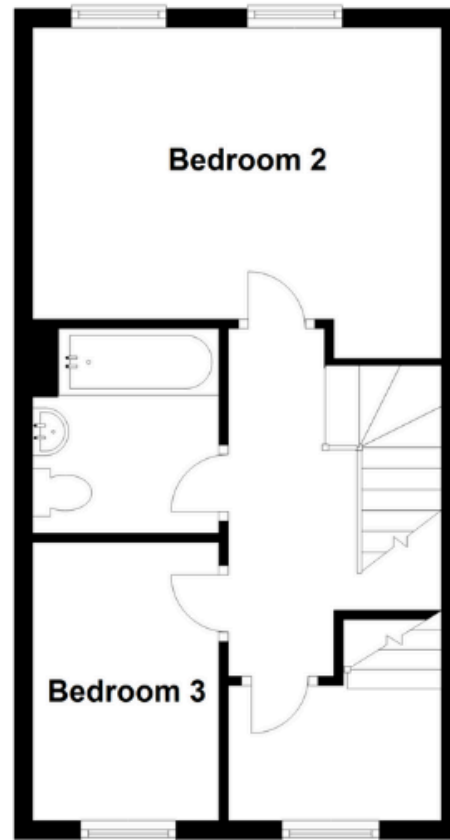
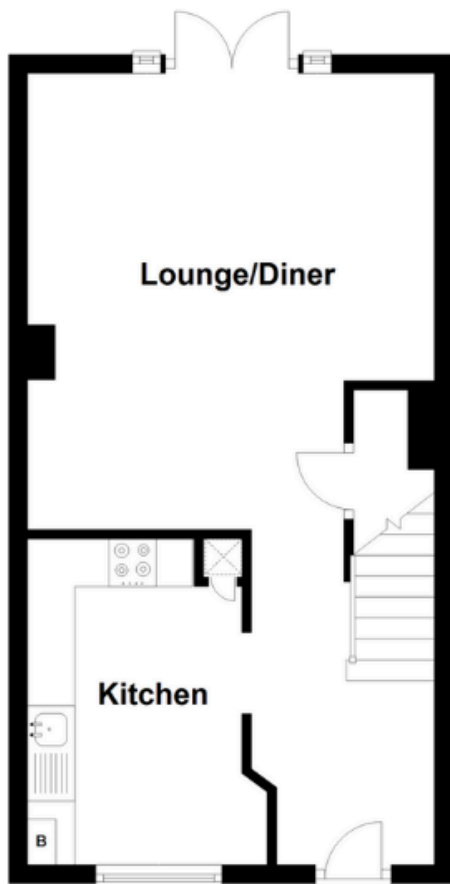
Positioned along one of Leybourne Chase's most desirable roads, this home forms part of the final phase of the development - with only four properties beyond you in a peaceful no-through setting, passing traffic is delightfully scarce. The location is a standout feature, open green spaces directly opposite your front door, and the nearby park just a few steps away, create an idyllic environment for those who crave calm, nature and a sense of breathing room.

Despite enjoying this tranquil edge-of-development position, you remain within easy walking distance of the Chase's much-loved facilities - including the trim trail, football fields, community centre and village shop. The sports pavilion is home to a local favourite, Average Doughs Bakery, renowned for its delicious sourdough breads. Families will appreciate the proximity of Pippins Pre-School and Valley Invicta Primary School, while the thriving Market Town of West Malling with its mainline rail station, boutiques, eateries and vibrant community feel is just minutes away. It's a location that truly blends convenience with countryside calm.

Inside, a modern fitted kitchen enjoys forward facing views across open greenery, while the generous living & dining room sits just beyond the spacious hallway. The first floor offers two well-proportioned bedrooms and a family bathroom. The showpiece of the home is the second-floor master suite - a superb space with a striking 10ft vaulted ceiling and its own private walk-in shower room, creating a luxurious retreat.

Outside, the garden wraps around the neighbouring garage, providing far more outdoor space than expected for a home of this design. To the rear, a private car port offers secure parking and features direct, private access straight into the garden - a rare and highly practical benefit.





### Ground Floor

Entrance Hallway  
Kitchen - 11'2 x 7'4 widening to 8'4  
Lounge / Dining Room - 16'6 x 14

### First Floor

Landing  
Bedroom - 14 x 10  
Bedroom - 9'6 x 6'10  
Bathroom

### Second Floor

Master Bedroom - 18'9 x 10'4  
Ensuite Shower Room

### Outside

Spacious Rear Garden  
Car Port & Driveway



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