



Dan Thomas
— & Co. —



Pilgrims Way, Trottiscliffe, West Malling, Kent, ME19 5EW
West Malling

Offers Over
£600,000

Tenure: Freehold

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Combining charming character with excellent future potential, this beautifully presented detached home is offered to the market with no forward chain, making it an ideal purchase for those looking for a straightforward move.

Approached via a large gravel driveway, the property provides ample off-road parking for multiple vehicles, creating an impressive first impression before stepping inside.

The accommodation extends to approximately 1,400 sq. ft. and is filled with an abundance of natural light throughout. The welcoming entrance hall provides access to all rooms on the ground floor, with a spacious dual-aspect sitting and dining room. The adjoining kitchen to the rear is well-appointed and enjoys a practical layout with direct access to the garden, making it perfectly suited for everyday family life.

The ground floor also offers two generous double bedrooms, both bright and serviced by a modern family bathroom, providing flexible accommodation for families, guests or those seeking predominantly single-level living.

Occupying the first floor is an impressive master bedroom suite, creating a peaceful retreat complete with an en-suite bathroom and useful eaves storage, to both sides.

Externally, the rear garden is a true blank canvas, recently seeded but ready for a new owner to landscape and design to their own tastes. Whether you envision expansive entertaining terraces, colourful planting schemes or a family-friendly garden, the space offers endless possibilities to create something truly special.

Adding further appeal, the property benefits from planning permission granted, for a substantial two-storey rear extension together with the construction of a detached garage, allowing purchasers the opportunity to significantly enhance both the accommodation and long-term value of the home.

The location is equally impressive. Nestled within the picturesque village of Trottiscliffe, residents enjoy the tranquillity of a semi-rural setting whilst remaining exceptionally well connected. The village is renowned for its welcoming community atmosphere, beautiful countryside walks and traditional village pubs, all within comfortable walking distance, making it easy to enjoy everything this charming Kent village has to offer.

For commuters, excellent road connections are available via the M20, M26 and M25, while regular rail services to London can be accessed from both West Malling and Borough Green & Wrotham stations, offering the perfect balance between countryside living and everyday convenience.

Tenure: Freehold

Council Tax Band: F







