



School Lane, Trottiscliffe, Kent ME19 5EH

£ Freehold

At the foot of the North Downs in a small Kentish hamlet of some 500 residents, a large four bedrooomed detached house, built in 1964, later extended at the front to create a double integral garage with another large reception room above, gaining fantastic views across open countryside.

The property offers very spacious family accommodation arranged over two floors of 2096 sq.ft surrounded by secluded gardens on three sides. The ground floor has a good sized entrance hall with a hardwood open tread staircase and metal balustrade, with the parquet flooring continuing through to the exceptionally large main reception room. It is double aspect overlooking the gardens at the rear and the side, with a working fireplace. It has full gas fired central heating with a replacement boiler and sealed unit double glazing. There is also a cloakroom, utility room and good sized kitchen. Upstairs are three bedrooms, plus a small fourth or study. The bathroom has a lovely original sixties cornflower blue suite and separate shower cubicle. A fine feature of the house is the second living room, which has uninterrupted south facing views across the open countryside.

Trottiscliffe has become a very desirable village some 2.5 miles away from the historical town of West Malling, with its good shopping facilities and main line railway station, likewise the other local town of Borough Green, again with a main line railway station. The village has a central green and two seventeenth century country pubs, with an historic church, the original dating back to Saxon times. There are many countryside walks up to the Downs, with the ancient neolithic 'Coldrum' stones and 'Trosley Country Park'. The village hall has continuous monthly events including coffee mornings and quiz nights, plus a very active members tennis club. The C of E primary school is rated 'Good' by Ofsted. Excellent road links are close-by with the A20, M20 and M26 leading onto the M25, providing fast access to central London, the Kent coast and in both directions on the M25.

EPC: B

Council Tax Band: F **Tonbridge & Malling**









Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.

Cedar Croft,
School Lane, ME19 5EH
Approximate Gross Internal Area
194.68 sq m
2,096 sq ft

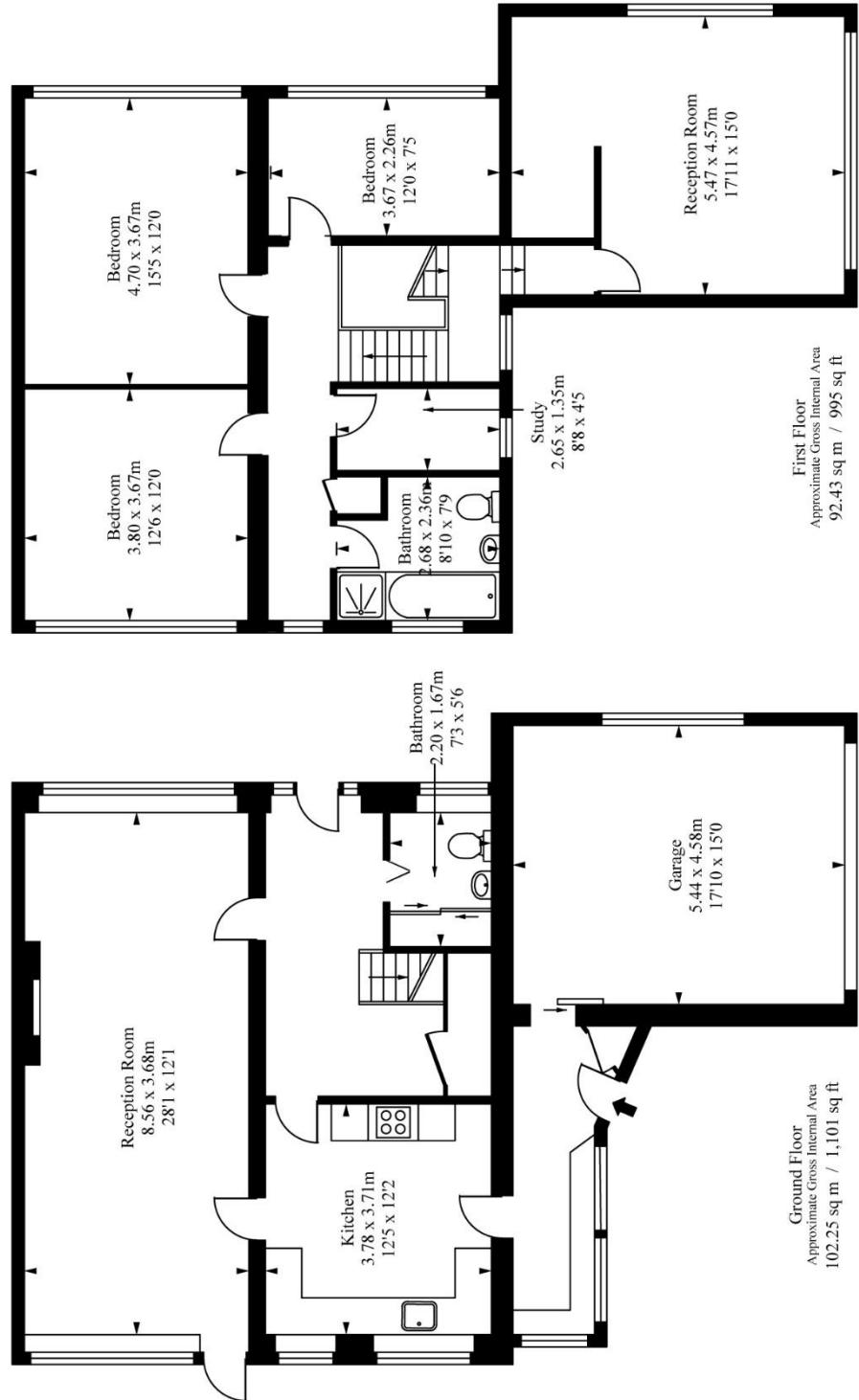


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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE