



Ibbett Mosely

The Retreat East Street, Addington, West
Malling, ME19 5DF



A stunning home and garden offering that great mix of period charm and modern functionality and layout.

A fabulous and rare garden that offers tranquillity, privacy and the addition of a modern garden pod. Access to the golf course for walking and off road parking for up to four cars this house has it all.

Offers in Excess of £675,000

- Arts and Crafts period charm
- Three spacious bedrooms
- Fabulous Kitchen with Marble Worktops
- Private Modern Garden studio Pod
- Front drive parking for 4
- Garden backs onto popular West Malling golf course
- Relaxing garden pergola
- Modern layout, period features
- EPC rating D - Council Tax Band E
- Offers in Excess of £675,000

Porch

The porch provides a sheltered entrance to the property, with space for coats and shoes and access into the entrance hall, offering a practical start to the home.

Entrance Hall

The entrance hall is a welcoming area that links the ground floor rooms. It is finished with a tiled floor and leads directly to the sitting room and dining room, creating a smooth flow through the house.

Sitting Room

21'6" x 12'11"

The sitting room is a welcoming space with a large bay window allowing plenty of natural light to fill the room. Decorated in muted tones, it features a feature fireplace with a wood store beside it, creating a cosy focal point. The room is finished with wooden flooring and stylish lighting, offering a comfortable and elegant setting for relaxing or entertaining.

Dining Room

13'4" x 11'5"

This elegant dining room features a large fireplace with an inset wood burner and exposed brickwork, adding character and warmth. Painted in a calming green shade, the space feels inviting and is ideal

for family meals or entertaining guests. Two windows draw in natural light, enhancing the welcoming atmosphere. It is beautifully connected to the kitchen for social interaction but is clearly its own space.

Kitchen

11'5" x 10'11"

This stylish kitchen is fitted with shaker style cabinets in a soft grey finish, complemented by a farmhouse sink and a black range cooker with a patterned tiled splashback and quality marble worktops. The herringbone patterned floor tiles add a modern touch, while windows and a glazed door open to the garden, flooding the space with natural light. The kitchen offers ample storage and workspace, making it both practical and inviting for cooking and casual dining.

WC

A compact and neatly designed cloakroom with a white WC and a wall-mounted sink with traditional-style taps. The room is bright with a small window and finished with a patterned floor tile, offering practicality on the ground floor.

Bedroom 1

12'9" x 11'6"

This well-proportioned bedroom features a soft carpet underfoot and walls painted in a soothing





neutral tone. A large window floods the room with natural light, enhancing the calm atmosphere. The room includes a built-in wardrobe with white doors, providing practical storage. The space is ideal for a restful night's sleep or as a cosy retreat after a busy day.

Bedroom 2 12'0" x 9'0"

This bedroom offers a peaceful space with light carpeting and neutral walls. It features a window providing natural light and built-in wardrobe with white doors for storage. A traditional fireplace adds character, making this room a comfortable and charming sleeping space.

Bedroom 3 15'1" x 9'0"

Bright and inviting, this bedroom includes light wood flooring and white walls that enhance the spacious feel. It has a window overlooking the garden, built-in wardrobes with white doors, and a feature fireplace for character. The room is suitable for use as a guest room or a quiet retreat.

Bathroom

This bathroom features classic stone tiled walls and floor, a bath with a glass shower screen, a white vanity unit with wash basin, and a WC. A large window provides natural light, creating a bright and fresh atmosphere. The neutral tones and quality fixtures give this bathroom a clean and contemporary feel.

Rear Garden

The rear garden offers a beautifully maintained outdoor space with a paved patio area ideal for outdoor seating and dining. The garden extends into a well-kept lawn bordered by mature hedges and trees, providing privacy and a tranquil atmosphere. There is a delightful wooden pergola with a seating area, perfect for relaxing in the shade, while gravel sections add texture and interest to the space. Further along the garden, it opens up to a large wider section through a gate for separation. There is a pond adding a peaceful water feature, and the garden includes a contemporary outbuilding with large windows and sliding doors, ideal for use as a studio or home office with views over the garden. A gated access to the golf course is great for those with dogs or just like walking into the countryside.





Studio

17'11" x 11'1" and 11'1" x 6'11"

The studio outbuilding extends a generous 17'11" x 11'1" (5.47 x 3.38m) and is complemented by an additional adjacent space measuring 11'1" x 6'11" (3.38 x 2.12m). This versatile space is well-lit with natural light from both windows and sliding doors that open out to the garden, making it an ideal area for creative work, hobbies, or as a home gym. The neutral décor and wood-effect flooring provide a modern and inviting atmosphere under recessed ceiling lights.

Addington

Located near to West Malling Golf Club and close to the village of Addington which has a thriving community spirit with a historic church, village hall, cricket club and public house. Nearby Offham village has a church, public house, village hall, tennis club, and popular primary school.

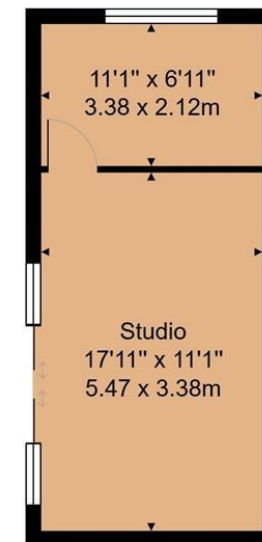
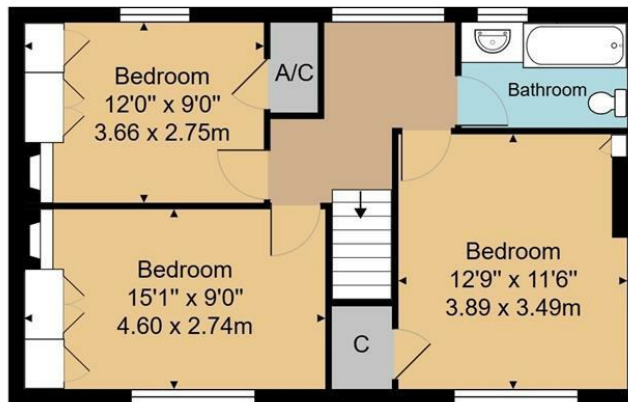
The attractive historic town of West Malling offers a good selection of day-to-day amenities including boutique shops, bars and restaurants, a monthly farmers market, pharmacy and Tesco store as well as a mainline train station with services to London Victoria. Nearby Maidstone and Sevenoaks offer more comprehensive shopping and recreational amenities. Local leisure facilities include golf at Wrotham Heath and West Malling, a David Lloyd Leisure Centre, Trosley Country Park and motor racing at Brands Hatch.

The nearby M26 provides easy access to the M20, M25 and the national motorway network.

High speed rail service from West Malling to London - London Bridge in 44 minutes.

The area offers a good selection of state primary and secondary schools including Offham Primary School (rated Outstanding by Ofsted), with grammar schools in Maidstone, Tonbridge and Tunbridge Wells and a wide range of noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange.





House Approx. Gross Internal Area 1211 sq. ft / 112.5 sq. m
Outbuilding Approx. Internal Area 281 sq. ft / 26.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating- D

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