

Ibbett Mosely

12 Rectory Lane South, Leybourne, West Malling, ME19 5HB



A fabulous opportunity to take an honest much cherished family home and adapt, modernise and maybe extend to a long term destination house.

Being sold with no onward chain with no limits to how quickly it can be sold this home should be on your viewing list.

Guide Price £725,000

- No onward chain, No Restriction to Timeframe
- Great Potential to Modernise and or Extend (Subject to Planning Agreement)
- Two Title Deeds - Ability to Split Land Approx. 0.4 acres.
- Outbuildings for Flexible Use or Development
- Detached Garage & Drive for Multiple Vehicles
- Solar Panels Providing Efficient Green Power
- Three Flexible Reception Rooms
- Good Sized Gardens, All Mains Services & Fibre Broadband
- Close to Motorway, Mainline Train Station & West Malling High Street
- EPC Rating C - Council Tax Band F





Entrance Hall

The entrance hall welcomes you with a traditional wooden door, leading into the main areas of the home. It provides a cosy introduction to the property with its wood-panelled ceiling and parquet flooring that continues through much of the ground floor.

Sitting Room
17'3" x 13'3"

The sitting room is a warm and inviting space with wood-panelled walls and a parquet floor. A charming fireplace forms the focal point, and a large bay window allows natural light to fill the room. The space is ideal for relaxing and entertaining alike.

Dining Room
16'6" x 14'10"

The dining room boasts a distinctive wood-panelled ceiling and parquet flooring, complemented by ample natural light from the bay window and adjacent window, creating a bright and airy atmosphere. This room offers plenty of space for family meals and entertaining guests.

Kitchen
20'4" x 8'6"

The kitchen features a warm wooden theme with wood-panelled walls and ceiling, and space for a long wooden dining table that seats several people. Equipped with a range-style cooker and ample cabinetry, it offers generous space for cooking and dining. The room leads through to the utility area, enhancing its practicality.

Utility Room

The utility room is a functional space featuring a sink, and space for a washing machine, dishwasher & tumble dryer. It includes a window for natural light and has a suspended cloths dryer, facilitating household chores with ease.

Study
7'10" x 5'11"

A compact study is fitted with shelves and a desk, bathed in natural light from a front-facing window. It provides a quiet and practical workspace away from the main living areas.

Workshop
13'11" x 6'2"

The workshop is a useful space for projects and







storage, featuring a wooden workbench and large window overlooking the garden. It has direct access to the outside and adjoins the utility room, making it convenient for a variety of uses.

Bedroom 1
19'11" x 11'3"

Bedroom 1 is a spacious room with a wood-panelled ceiling and carpeted floor, featuring three windows that allow plenty of natural light. It includes built-in storage and a ceiling fan for comfort, creating a restful retreat. It also benefits from an individual sink giving options for ensuite facilities.

Bedroom 2
10'11" x 9'10"

Bedroom 2 has a cosy atmosphere with floral wallpaper, a wood-panelled ceiling, and carpeted flooring. It features a single bed and a window overlooking the garden, making it a comfortable, private space. Another personal sink is provided.

Bedroom 3
13'11" x 9'8"

Bedroom 3 features a wood-panelled ceiling and carpeted floor, with ample space for a double bed and benefits from built-in wooden wardrobes. The peach-coloured walls add warmth, and two windows provide natural light and garden views. A third personal sink is also provided.

Bathroom

The bathroom includes a bath with a shower screen, WC, and wood-paneled walls. A window provides daylight, and the room has a functional layout with storage beneath the sink area.

Office / Summer House
11'6" x 7'4"

The detached office space offers a peaceful work environment set within the garden. It features windows on three sides and a stable door entrance, allowing for plenty of daylight, ventilation and benefits from a wired broadband connection.













Garage

19'3" x 12'2"

The garage is a substantial outbuilding with two entry doors and enough space to park a car and store equipment. Adjacent to the garage is a shed providing additional storage.

Rear Garden

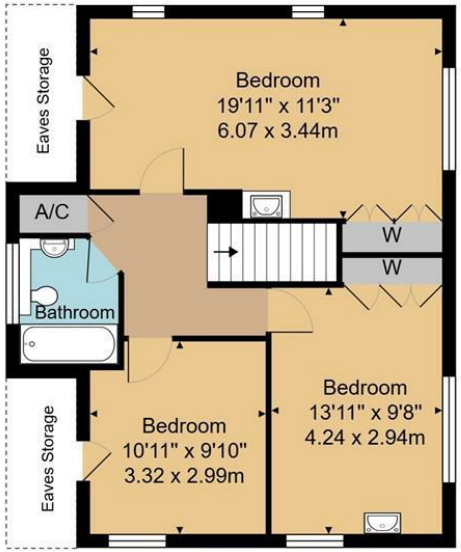
The rear garden is a mature, private space with a variety of trees and shrubs creating a peaceful atmosphere. It features a paved patio area for outdoor dining, a greenhouse, garden shed, and a charming wooden summerhouse / office. The lawn is gently sloped and bordered by hedges, providing a lovely setting for relaxation and outdoor activities.

Location

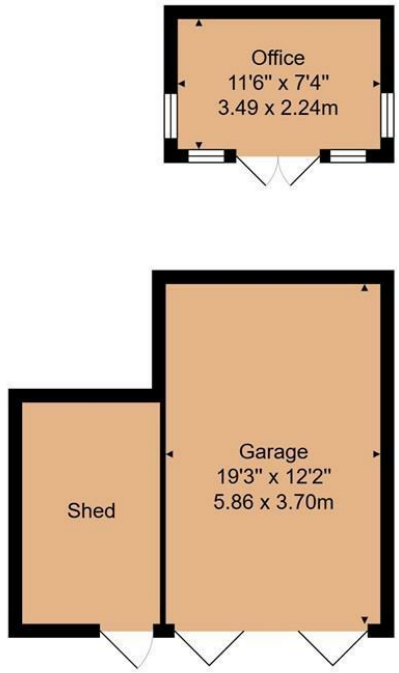
Leybourne village has a highly sought-after Primary school, friendly local 'The Old Rectory' serving food, and boasting outdoor dining and Sky Sports showing all the big matches, a parade of shops, a village hall, children's football teams, and a cricket club for the adults. The village has road links to junction 4 of the M20 giving access to London and the Coast whilst the nearest mainline station is a 5 minute (1.4 miles) drive away at West Malling and has journey times of less than an hour to Charing Cross, London Bridge and London Victoria. The thriving market town of West Malling is just over a mile away and boasts plenty of trendy restaurants, pubs, cafés and tea-rooms, while its range of individual stores and monthly Farmers' Market are ideal for a bit of retail therapy. Manor Park Country Park is just a short walk from the town centre of West Malling. Full of native trees, squirrels, ducks, and swans, you might spot woodpeckers and nuthatches too, while at Leybourne Lakes Country Park (1.5 miles away) you can wild-swim, scuba dive, windsurf, sail and canoe or perhaps just enjoy a picturesque lakeside walk. Golfers are spoilt for choice with two fantastic clubs around 3 miles away; Kings Hill Golf Club and West Malling Golf Club with two 18 holes course or 9.5 miles away is the renowned London Golf Club that boasts two sensational championship courses.



Ground Floor



First Floor



Garage



Approx. Gross Internal Area:
- House 1536 sq. ft / 142.7 sq. m
- Garage 335 sq. ft / 31.1 sq. m
- Office 84 sq. ft / 7.8 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- C

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