Ibbett Mosely

Cuttings Cottage, Green Lane, Trottiscliffe,
West Malling, ME19 5DX

A great opportunity to join a community village or upgrade within it. A fabulous extended family home offering 5 bedrooms, 3 reception rooms, 2 bathrooms, utility room, wrap around garden and integral garage at the end of a private drive.

Set within the vibrant community village offering a popular school, church and pubs it is a great lifestyle choice for a growing family.

- Extended 5 Bedroom Detached Family Home
- Two Bathrooms
- 3 Reception Rooms - Potential Downstairs Bedroom & Bathroom
- Attractive Bespoke 1960's design
- Centre of the Trottiscliffe Village but Semi Rural Location
- Private wrap-around garden
- Garage & Drive for Multiple Vehicles
- Close to village school, Church & Pubs
- EPC Rating C - Council Tax Band F
- Guide Price £925,000 - £950,000

## Entrance Hall

The entrance hall welcomes you with its warm tiled floor and airy staircase, painted in a refreshing shade of green that adds a touch of character. The space leads conveniently to a well-positioned cloakroom, ideal for guests or everyday use, featuring charming floral wallpaper.

## Kitchen / Breakfast / Sitting Room
35'5" x 13'9"

This open-plan kitchen, breakfast and sitting room is a bright and spacious hub of the home. The kitchen area is fitted with modern light wood cabinetry and granite-effect work surfaces, contrasting with a patterned tiled splashback. A social breakfast bar offers additional seating for casual meals. The living area benefits from a large skylight and multiple windows that flood the space with natural light, complemented by elegant wooden flooring underfoot. French doors lead directly to the garden, perfect for indoor-outdoor flow.

## Dining Room
14'1" x 11'10"

The dining room is a cosy space adorned with soft blue walls and cream carpet, featuring a space for generous dining table and chairs that create a welcoming setting for family meals. French doors allow natural light to pour in and open out to the garden, seamlessly connecting indoor and outdoor living.

## Reception Room
23'3" x 10'5"

The reception room offers a cosy retreat with ample natural light from multiple windows. Its generous proportions allow for flexible furnishing options, making it ideal for relaxing or entertaining in a more intimate setting. Currently being used as a work area this would be an ideal downstairs bedroom or annexe style accommodation. Alternatively it could be opened up and added to the kitchen living space to make a huge open plan living area.

## Utility Room

This spacious utility room is fitted with light wood units and dark work surfaces, with plumbing and space for laundry appliances, neatly tucked away yet easily accessible from the kitchen and garage.

## Landing

The first floor landing is bright and open, with a white balustrade and a window that allows

natural light to illuminate the space. It provides access to all bedrooms, bathrooms, and a study, creating a practical central hub upstairs.

## Bedroom 1
17'9" x 11'6"

The principal bedroom is a spacious and serene room painted in a gentle pink hue, with a large box bay window enjoying garden views as well as another window to the side making a light, airy atmosphere. The room includes a fitted chest of drawers along one wall, and fitted cupboards providing useful storage.

## Bedroom 2
15'9" x 10'0"

A comfortable double bedroom featuring soft pastel walls and large windows that overlook the garden, filling the space with natural light. Storage within the eaves enhancing the room's functionality without detracting from its peaceful ambiance.

## Bedroom 3
14'4" x 10'5"

A good-sized double bedroom painted in a calming aqua shade, with wooden flooring and two windows that provide garden views and plenty of natural light.

## Bathroom

The family bathroom is well-appointed with a corner shower cubicle, a separate bath, and a vanity unit with a wash basin. The room is brightened by a large window and features neutral tiling with subtle decorative accents.

## Bedroom 4
11'5" x 8'0"

A light and cosy bedroom with soft neutral walls and a green carpet, offering peaceful garden views from its large window.

## Bedroom 5 / Study
10'11" x 7'9"

This single bedroom is currently arranged as a study, with a large desk and shelving units. It benefits from natural light through a large window and offers a practical space for working from home or as a quiet retreat.

## Shower Room

The shower room offers a modern space with a walk-in shower and a WC, finished in clean white tiles and complementing decor.

## West Facing Rear Garden

The rear garden is an expansive and mature outdoor space, featuring a large lawn bordered by a variety of mature trees and shrubs that provide privacy and a sense of tranquility. A terrace area with seating is perfect for al fresco dining and entertaining, surrounded by colourful flower beds adding charm and character. There are also outbuildings suitable for storage or hobbies, making it a versatile and peaceful retreat.

## Front Exterior

The front exterior offers a charming and welcoming façade with a paved driveway leading to an integral garage. The pretty white front door is framed by climbing plants and mature shrubbery, creating inviting kerb appeal within a quiet, leafy setting.

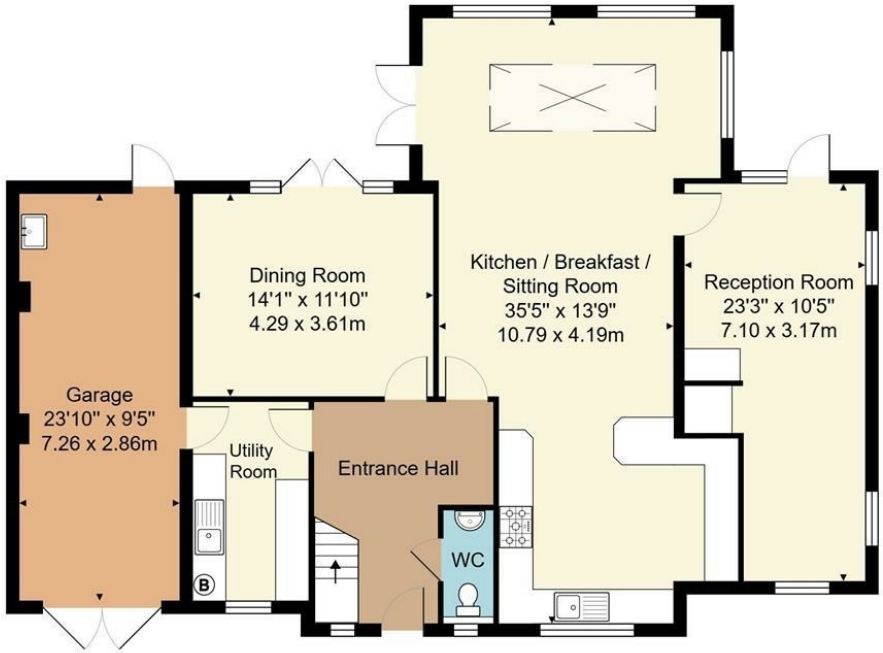
## Trottiscliffe

Cuttings Cottage is situated in the historic and highly sought after village of Trottiscliffe.

Trottiscliffe village is a designated 'area of outstanding natural beauty' with the benefit of local amenities including public houses The George and The Plough, tennis courts, village hall, popular primary school (rated 'good' by Ofsted) and a Grade I listed church.

There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill and the main line railway station at Borough Green, approximately 4 miles distant, offers services on the Victoria Line.

There are a good number of well regarded state and independent schools in the area.




**Ground Floor**

**First Floor**

Approx. Gross Internal Area 2323 ft² ... 215.8 m²

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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