

Ibbett Mosely

Pipers Corner Old School Lane, Ryarsh, Kent, ME19 5LP

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A fabulous spacious home set in popular Ryarsh Village, a semi rural setting with a popular school a great pub and stunning countryside walks but still being close to West Malling High Street with amenities and entertainment.

The house offers open plan living and growing space for a family with five bedrooms and four reception spaces including an internal entertaining bar area with bifolding doors to the garden.

Great parking and a private South West facing garden finish off a great house for you to consider.

Guide Price £950,000.00

- Five bedrooms & Two Bathrooms
- Open Plan Living offering Four Reception Spaces
- Private South West Facing Garden including Covered Gazebo & Hot Tub
- Ensuite and Dressing Area to Main Bedroom
- Entertainment Bar Area with Bifolding doors to Garden
- Utility Room & Downstairs WC
- Electric Gated Drive & Garage Storage
- Stunning Open Plan Kitchen Breakfast Dining Area
- EPC rating D - Council Tax - Tonbridge & Malling Band G
- Guide Price £950,000

Situated in Old School Lane of Ryarsh, this detached house from the 1960s boasts a generous 2,053sq ft of living space. With 4 reception rooms and 5 bedrooms, 2 bathrooms, this property offers ample room for a growing family.

One of the standout features of this home is the large gated drive, providing parking for up to 7 vehicles, a rare find in this quaint village setting. The central location within popular Ryarsh Village puts you at the heart of its community.

The interior of the house is designed for modern living, with an open plan layout that seamlessly connects the living, dining, and kitchen areas. This creates a spacious and airy feel, perfect for both everyday living and entertaining guests.

Step outside into the South West facing rear garden, where you'll find a fantastic space for hosting gatherings. An internal bar with bifold doors opening onto the garden, along with a covered gazebo housing a hot tub, offers the ideal setting for outdoor entertainment all year round.

If you're in search of a spacious family home with ample parking and great entertaining spaces, this property on Old School Lane is sure to tick all the boxes. Don't miss out on the opportunity to make this house your new home in the heart of Ryarsh.













Description

An impressive entrance via electric gates into a large drive for multiple cars sets the tone. Entering into the house via a welcoming reception hall which is one of the vendors favourite spaces with room to sit with friends and enjoy a coffee or read a book looking out to the garden through patio doors. A nicely sized lounge sits to the front of the house with feature wood burning stove for those cosy evenings in watching the tv. The kitchen opens up into the main hub of the house with its bright plain décor and quality fitted kitchen offering a breakfast bar to sit up to as well as an island unit to socially engage around, no doubt enjoying a bottle of wine from the built in chiller. The more formal dining space links up with this area and offers French doors to the side as well as those to the rear from the kitchen area. An essential to the family house these days is the utility room and downstairs cloakroom that sits to rear of the kitchen and offers a door to the garden. A great entertaining space has been adapted from the original double garage that has now been halved to enjoy a bar with bifolding doors to the private garden. If entertaining is not for you then this would make a great further study or garden room.

Upstairs off a central landing, big enough to currently provide extra wardrobe space, the property offers five good sized bedrooms. the principal bedroom has built in wardrobe space and a dressing area as well as a modern walk in ensuite shower room. Four further bedrooms, three of which are doubles utilise the stunning family bathroom with mosaic tiled floor and metro brick tiled walls. It offers a bath rather than shower with a waterfall tap.

The sunny South West facing garden is deceptive in its size and offers great space for a family to entertain themselves, friends and family. Mainly laid to lawn with mature beds a large social patio runs the length of the back of the house incorporating the many entrances to the house. A further circular patio gives dining options as well as an oak framed covered gazebo with hot tub and chimenea currently located to take in the later evenings once it gets a little less warm.

Don't miss the opportunity to take in the delights this wonderful home has to offer and book your private tour from our staff in our West Malling office.

RYARSH

Ryarsh is a popular Kent village is believed to date back to 1050 and sits at the foot of the North Downs with wonderful local walking routes. The village has a local primary school, St Martins Church, village hall, playing fields and playground. The Duke of Wellington public house is popular with locals and visitors alike.

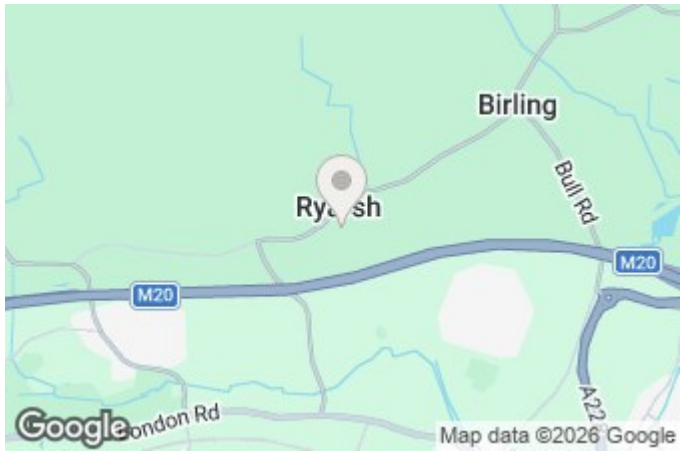
Nearby is the historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, London Bridge & Charing Cross. Tonbridge, Sevenoaks and Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. 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.

TONBRIDGE & MALLING BOROUGH COUNCIL

Band G

EPC - D

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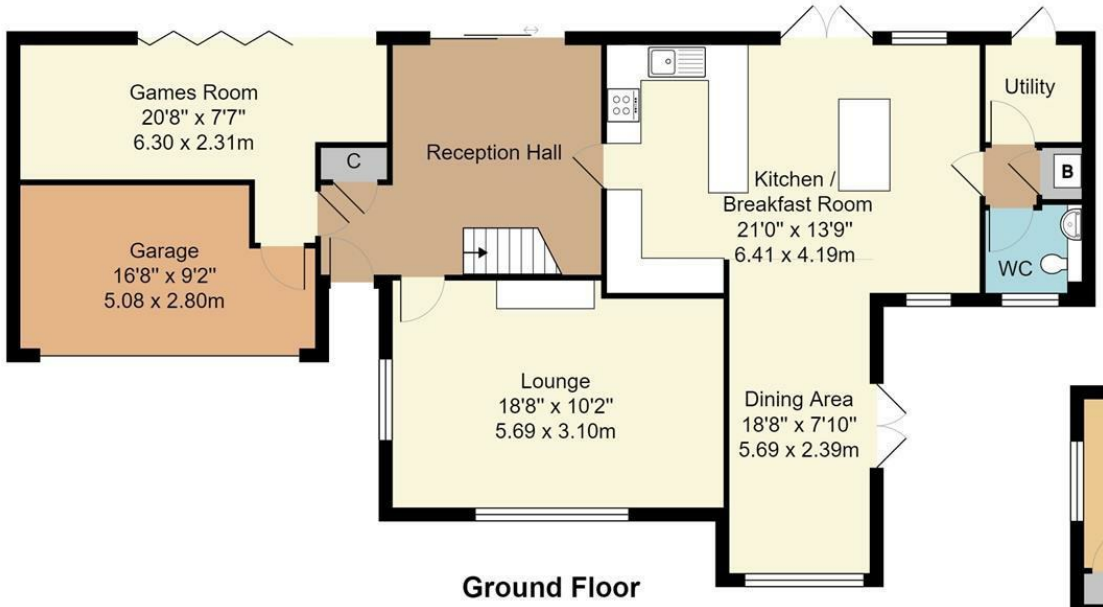












Ground Floor



First Floor

Approx. Gross Internal Area 2053 ft² ... 190.8 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.

Ibbett Mosely

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