



Lambert & Foster



LITTLE PARTRIDGES

PINESFIELD LANE | TROTTISCLIFFE | ME19 5EN

Situated at the foot of the North Downs in an area of outstanding natural beauty, Little Partridges is at the end of a quiet lane in the historic village of Trottiscliffe, now commonly called 'Trosley'. The property is a three double bedroom, single storey home, which sits within a beautiful plot of 10 acres and includes stables and outbuildings. The views from the property are outstanding as can be seen from the photographs.

The pretty village of Trosley has a lively community. There is a thriving village school, a farm, and two popular pubs, one of which is listed in the Michelin Guide 2025. There is also a much used village hall and a beautiful church dating from the eleventh century.

There are excellent rail and road links nearby, with easy access to both the M20 and M26, and West Malling and Borough Green mainline stations are approximately 4 miles away.

Guide Price £950,000

FREEHOLD





LITTLE PARTRIDGES

PINESFIELD LANE, TROTTISCLIFFE, WEST MALLING, ME19 5EN

- 10 Acres with stables and outbuildings
- Stunning location with amazing views
- Three double bedroom single storey home
- Situated in a popular village
- Development potential STPP
- Mainline station within 4 miles

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///really.sleep.drain

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Cesspit **Heating:** Mains Gas

BROADBAND: Standard and Ultrafast available

MOBILE COVERAGE: Good

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNCIL TAX: Band E **EPC:** C (72)

FLOOD & EROSION RISK: **Property flood history:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).



View of land from patio





View of house from edge of the land



Vehicle access to land from Pinesfield Lane



View of Little Partridges under the Downs



View of the land from the Downs

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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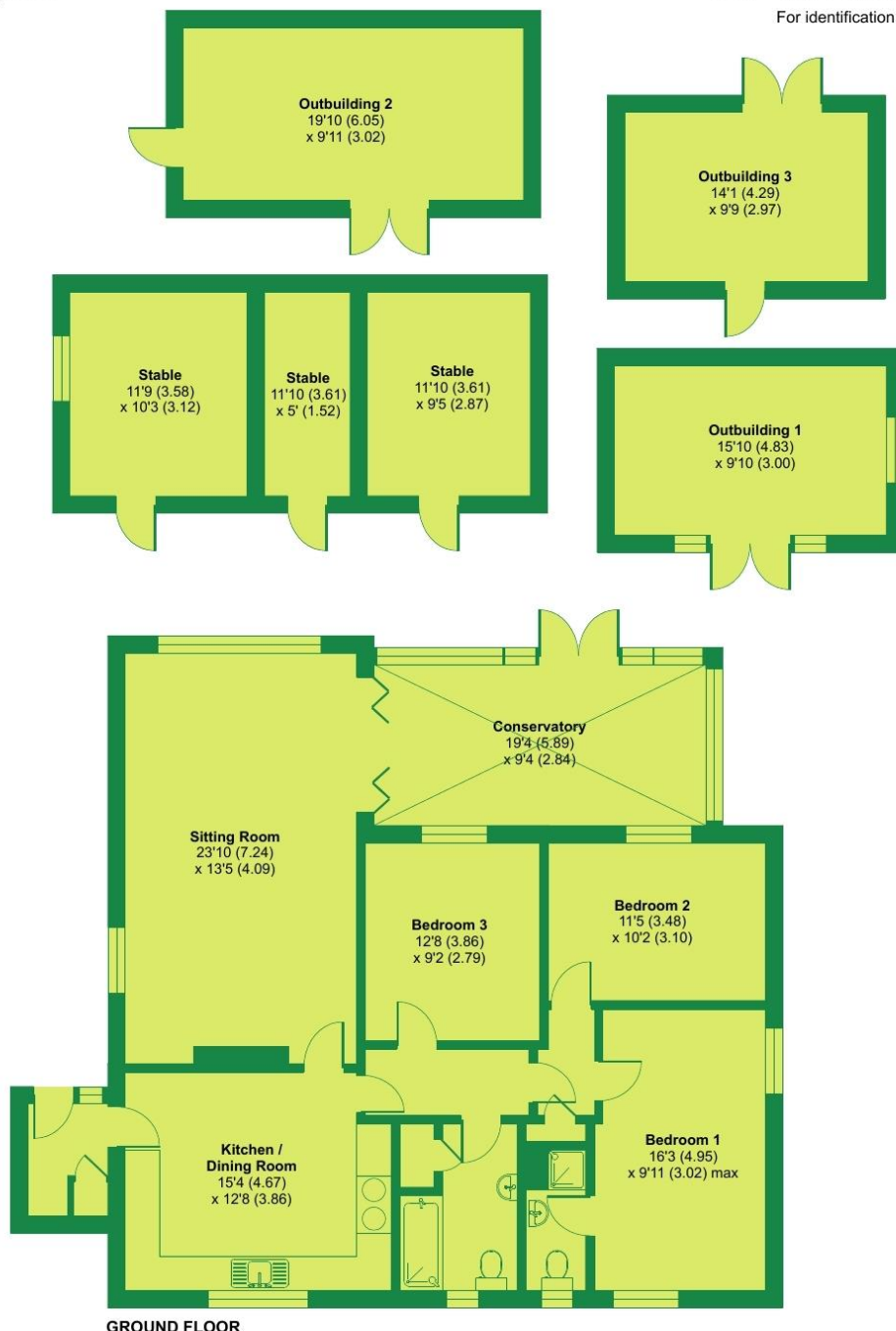
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Little Partridges, Pinesfield Lane, Trottiscliffe, West Malling, ME19 5EN

Approximate Area = 1366 sq ft / 126.9 sq m
Outbuildings / Stables = 811 sq ft / 75.3 sq m
Total = 2177 sq ft / 202.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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