



Ibbett Mosely

18 Mill Lane, Waterringbury, Kent, ME18 5PE



Viewings are highly recommended at this fabulously designed and finished family home that offers everything a discerning buyer wants from a home.

Guide Price £1,000,000 to £1,100,000

- Stunning Remodelled Family Home
- Four Double Bedrooms, three bathrooms & Three Reception Spaces
- Open-plan living areas flowing through the property
- Fabulous Private Gardens - Detached Pod for Work or Entertainment
- Garage, Carport & Resin In Out Drive
- No Onward Chain
- Planning Agreed for Side Extension Garden Room
- Popular Semi Rural Lane
- EPC rating C - Council Tax Band G
- Guide Price £1,000,000 to £1,100,000

### Entrance Hall

This striking entrance hall welcomes you with a sleek tile floor laid in a herringbone pattern and clean white walls. A wooden staircase with open risers and a dark banister leads to the first floor, while a large window brings in natural light, creating an airy and inviting feel as you arrive.

### Kitchen / Dining / Sitting Room 31'11" x 23'4"

A spacious open-plan kitchen, dining and sitting area designed for modern living. The kitchen features modern cabinetry topped with sleek work surfaces, including a large central island with storage and seating for informal dining or socialising. The kitchen is equipped with a range cooker and integrated appliances, while large windows and glass doors flood the space with natural light and provide views over the garden. The dining area sits next to the kitchen with a substantial table seating multiple guests, illuminated multiple sets of

modern crittall style doors. The sitting area is arranged around a stone fireplace with a wood-burning stove, with ample space to seat a large family socialising with those in the kitchen and dining space. The space benefits from a warm, natural colour palette, combining modern fixtures with rustic charm, and seamless access to the garden through multiple glazed doors. A truly stunning room that cleverly offers social interaction with all areas but has defined spaces.

### Play Room / Snug 15'9" x 13'8"

This generous sized room is a bright and colourful space featuring wooden flooring and large windows that fill the room with natural light. It houses modern built-in shelving and storage units, perfect for the family, and is tastefully decorated. The room connects directly to the main living area via double pocket doors, offering flexibility of use.





### Utility Room / Pantry

The utility room is neatly tucked away with practical space for laundry appliances and storage, featuring a sink and countertop, accessed via the main kitchen area and adjacent to the entrance hall for convenience. Double doors open to beautiful pantry area ideally placed just off the kitchen.

### Shower Room

The shower room on the ground floor is tiled in soft neutrals and includes a large walk-in shower, basin, and WC. It is conveniently positioned for guests and for use during busy family get togethers.

### Master Bedroom

14'10" x 13'11"

The master bedroom is a spacious and tranquil retreat featuring a large window that fills the room with natural light. There is a wall of built-in bespoke fitted wardrobes offering ample storage, and the room is finished in soft, calming tones. An en suite bathroom provides privacy with a contemporary shower and stylish fixtures.

### Bedroom 2

14'9" x 13'1"

This large bedroom is bright and spacious, with soft neutral decor and a large double aspect windows that offer plenty of natural light. It benefits from built-in cupboard, an ideal restful space.

### Bedroom 3

14'8" x 13'1"

A further double bedroom features a large window and neutral décor, designed for comfort and functionality.





### Balcony

A beautiful balcony off the main landing looks out over roof tops, trees and beyond, a great place to spend an early morning coffee or quiet contemplation with the latest book.

### Bedroom 4

12'6" x 9'11"

This bedroom, featuring two windows that flood the room with light and neutral decoration. It is currently linked with a passage to bedroom 3 that can be closed down and used as a wardrobe.



### Bathroom

This family bathroom is finished with light, neutral tiles and fitted with a bathtub, basin, and WC. A window allows for natural light and ventilation while maintaining privacy.

### Rear Garden

The garden is an impressive outdoor space featuring a large, well-maintained lawn bordered by mature shrubs and flower beds. It includes a charming wooden arched seating area, manicured hedges, and a delightful flowing mill stream that adds a sense of tranquillity. There is a paved patio area ideal for outdoor seating and entertaining, all enclosed for privacy with mature trees and fencing.



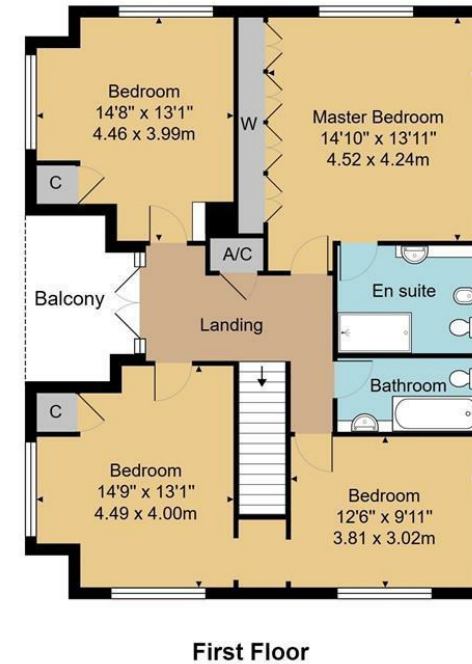
### Garden Pod

This home office/study is light and airy, with direct access to the garden through large glass bifold doors. It is ideal for those looking to work from home or provide extra entertainment space for gatherings



### Planning

Planning has been granted for a side addition linking off the playroom / snug via a glass connection to a garden room. Positioned facing West to late afternoon and evening sun.



House Approx. Gross Internal Area 2259 sq. ft / 209.8 sq. m  
 Approx. Gross Internal Area (Includes Garages) 2549 sq. ft / 236.8 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.

**Ibbett Mosely**

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**EPC Rating- C**

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