



Ibbett Mosely

15 Frog Lane, West Malling, Kent, ME19 6LN



A stunning family home located just a short walk from the highly popular West Malling High Street and mainline station to London. Spacious throughout and modernised by its current owners the house offers modern space solutions including a great study to work from home.

With plenty of parking provided by a private drive, double garage and car port plus a good sized rear garden this home is sure to be popular.

Guide Price £950,000 to £995,000

### Entrance Hall

The spacious and welcoming Entrance Hall boasts rich wooden effect flooring and a charming staircase leading to the first floor. Its neutral walls and classic décor provide a warm welcome, with space for furniture and coat hanging cupboard under the stairs, creating a functional yet inviting entry point to the home.

### Sitting Room

22'11" x 11'4"

The inviting Sitting Room features generous proportions and is bathed in natural light from dual aspect windows. A central fireplace with a wood-burning stove forms a cosy focal point, complemented by comfortable seating arranged around a wooden coffee table. The room's neutral walls and warm wood-effect flooring create a welcoming and relaxed atmosphere, perfect for unwinding or entertaining guests. The space flows seamlessly into the adjoining Sun Room, expanding the living area with its bright, curved windows, insulated roof and door to the garden. Offering panoramic garden views, a peaceful spot to enjoy the outdoors from within.

### Dining Room

16'0" x 15'4"

Flooded with natural light through French doors and windows, this elegant Dining Room offers ample space for family meals and gatherings. The rich blue walls contrast beautifully with the light wooden effect flooring, creating a sophisticated yet comfortable atmosphere. The well-placed lighting enhances the inviting setting. The dining area flows effortlessly into the adjacent Kitchen, making it ideal for entertaining and everyday family use.

- Popular Central West Malling Location
- Ensuite in master bedroom- Underfloor heating to both bathrooms
- Updated kitchen and bathrooms
- Social open-plan living
- Four Double Bedrooms
- Double garage and car port - Car Charging Point
- Large rear garden
- Study
- EPC rating D - Council Tax Band F
- Guide Price £950,000 to £995,000

### Kitchen

11'9" x 11'5"

Contemporary and well-appointed, the Kitchen features a practical layout with ample cupboard storage and integrated appliances including a dishwasher, oven, combination microwave / grill, warming drawer, induction hob, fridge freezer and integrated recycling bin. These are all set against a backdrop of light cabinetry and wood-effect worktops. A central island provides extra preparation space and storage, complementing the room's light wood flooring and recessed ceiling lighting. The kitchen opens directly into the Dining Room, creating a sociable and functional space, with easy garden access through the French doors. It also offers access via a stable door to the side for easy access to the garage.

### WC

The ground floor WC features a modern, compact suite with a floating sink and toilet set against a tiled splashback. A small window provides natural light, with neutral décor enhancing the fresh and clean feel of the space.

### Study

12'5" x 10'1"

The study is a versatile space benefiting from natural light through a generous window overlooking the front of the property. It is currently arranged as a home office and music area, currently set up with plenty of shelving and space for seating or desks, making it ideal for working from home or pursuing creative hobbies.





## Landing

The Landing on the first floor is bright and airy, with a light grey carpet underfoot and a window to the side. It offers access to all bedrooms and the family bathroom and features a balustrade enclosing the stairwell, adding to the open, spacious feel of the upper level. It is spacious enough to be set up for an additional study area.

## Laundry Room

This handy Utility Room is neatly arranged with fitted cupboards providing excellent storage for laundry essentials. It includes space for both a washing machine and a tumble dryer, all finished with tiled flooring and a window to bring in natural light, creating a practical space for household chores. Plumbing is also provided for a water softener that is available via separate negotiation.

## Master Bedroom

15'4" x 11'0"

The Master Bedroom is a generous double room filled with natural light from a large window overlooking the garden and surrounding trees. It features wooden flooring and neutral décor, with ample space for a super king-size bed and two built in wardrobes. The room benefits from access to a stylish En suite bathroom with modern fittings and a walk-in shower, creating a private and comfortable retreat.

## En suite

The En suite shower room to the master bedroom has a contemporary design with beige tiled floors and walls in part, featuring a walk-in glass shower, a vanity unit with an inset basin, and a toilet, all finished to a high standard to create a private bathing space. It benefits from under floor heating.

## Bedroom 2

12'5" x 10'0"

This Bedroom is a comfortable double room with neutral decor, plush carpeting, and a well-sized window that allows plenty of natural light. The room offers fitted wardrobes and space for bedside tables and other bedroom furniture, making it a restful and practical space.

## Bedroom 3

13'11" x 11'4"

Bedroom 3 is a bright, moderately sized room featuring neutral walls and carpeted flooring. It benefits from built-in wardrobes and a window that overlooks the property's front, offering a calm and private space.





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

Bedroom 4 is a double room with neutral décor, carpeted flooring, and a window providing garden views. It offers practical space suitable for a double bed and has a built in wardrobe, ideal for family or guests.

#### Bathroom

Family Bathroom is sleek and modern with a neutral tiled floor and half-tiled walls in contrasting soft tones. It includes a white bath with a shower over, a wall-hung vanity unit with basin, and a toilet, complemented by twin windows for natural light and ventilation. It also benefits from underfloor heating.



#### Rear Garden

This well-maintained Rear Garden is a generous green space bordered by mature trees and shrubs, offering a peaceful and private outdoor retreat. It features various paved seating areas ideal for dining or relaxing, one with a gravel area suitable for a fire pit, along with well-kept lawn areas. The garden is well enclosed with fencing and natural borders, providing a quiet sanctuary perfect for family enjoyment and outdoor entertaining. In addition there are raised vegetable beds, wooden garden shed and wood store to the side of the house.

#### Garage 18'8" x 17'7"

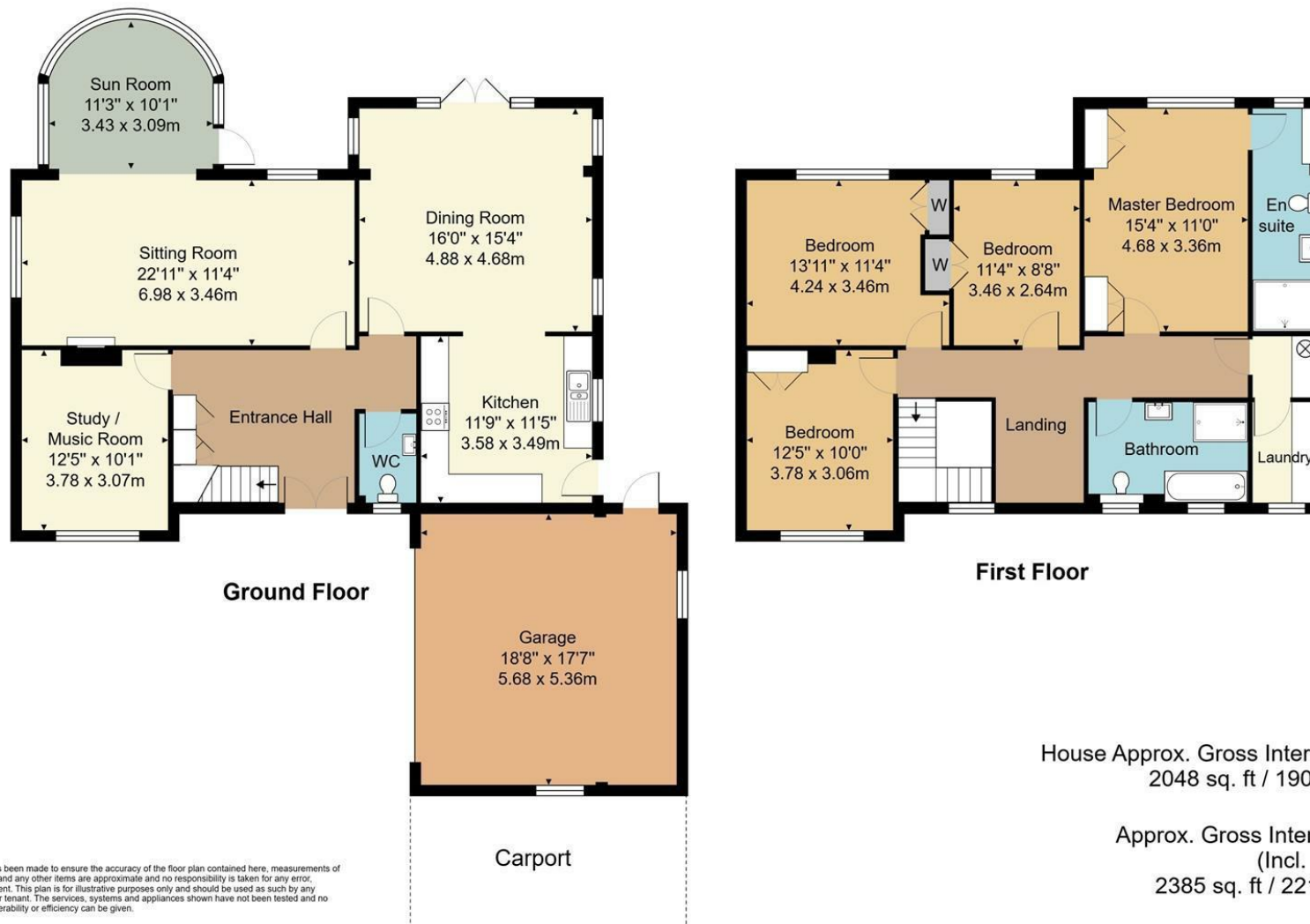
This Garage offers spacious accommodation for two vehicles, with a secure alarmed electric main door and additional side window to bring in light. A door to the side leads to the area close to the stable entrance to the kitchen, enhancing convenience and security for vehicle storage and additional household storage needs. It also benefits from an 11.5kw storage battery to take advantage of cheaper night tariffs. It holds the gas boiler for the house and a charging point for an electric car.



#### West Malling

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, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. 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.





House Approx. Gross Internal Area  
2048 sq. ft / 190.1 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
2385 sq. ft / 221.6 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**

EPC Rating- D

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