



Lyndhurst  
Roughetts Road | Ryarsh | West Malling | Kent | ME19 5LF

 FINE & COUNTRY

# Seller Insight

“Lyndhurst has been our cherished home for the past 26 years. Driving through the gates and seeing the beauty of the architecture quite literally took our breath away, it has so much charm and is full of character.”

“Over the years, we have lovingly modernised the property. We transformed the traditional galley kitchen - extending it to create a beautiful open-plan space with bi-fold doors that lead out to the garden. It's now the heart of the home - the place where everyone gathers, especially during the summer months. The flow from the kitchen to the garden makes it perfect for entertaining.”

“My favourite room is the kitchen; it's wonderfully sociable and flooded with natural light. The front reception room is also a special space, with an open fire for cosy evenings and a bay window that offers views of the wraparound garden. It's incredibly peaceful and private.”

“The garden itself is filled with mature trees and has provided the perfect backdrop for countless celebrations - children's parties, family gatherings, and summer evenings on the patio. We've spent many happy hours pottering among the lavender bushes, fruit trees, and the beautiful magnolia. Rabbits and their babies in springtime love to visit which has been a joy to watch.”

“Lyndhurst has always been a home that brings people together. It has hosted Christmases, milestone birthdays - including our daughter's 21st. The layout flows beautifully, making it ideal for entertaining, and our family and friends have always loved spending time here.”

“The local community has also played a big part in our lives. There's a warm and friendly village atmosphere, with a lovely pub, an excellent school, and The Nuttery which is a coffee shop and pottery workshop. Everyone knows each other, and it's a truly welcoming place - perfect for families, with beautiful countryside walks nearby, especially if you have dogs.”

“It is time for us to downsize, but we hope to remain nearby, as the area and its community have given us so much. Lyndhurst has been a much-loved family home, full of laughter, life, and treasured memories. We will miss the high ceilings, the large windows, the character and charm - but most of all, we will miss how it has felt to live here.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## Lyndhurst

Fine & Country presents a truly distinguished period residence believed to date from the early 1800s, the property is approached via wrought iron gates and is nestled idyllically within gardens and grounds of approximately one acre. Set in the beautiful, sought after village of Ryarsh, with a highly regarded primary school, 500 year old pub, coffee shop and pottery workshop. The area is a walkers paradise, being located in a conservation area with the north downs and the Pilgrims Way accessible in minutes from the village. For passionate golfers, a selection of exceptional courses can be found nearby. Sevenoaks is a 15 minute drive away, with the award winning market town of West Malling lying only 1 mile away.

This handsome home delivers prescience and privacy in equal measure. From the moment of arrival, the architecture speaks for itself- a commanding facade of Kentish rag stone, sourced from the long gone village quarry. The house is balanced by classical proportions, tall chimneys, 2 open fireplaces, and an unmistakable sense of occasion.

Inside, the house unfolds with elegance and ease. Across five versatile reception rooms, there is a considered blend of formal and informal living – generous social spaces perfect for entertaining, offset by quieter corners that invite rest and retreat. The interiors are filled with natural light, thanks to high ceilings and large, often double-aspect windows, some beautifully framed by deep bays. Throughout, period charm and tasteful styling work in quiet harmony.

The traditionally styled kitchen has been handcrafted to complement the architecture, flowing through to a relaxed breakfast and family area where bifold doors open onto the terrace. A bright and sunny conservatory offers an all-season connection with the garden, while a separate utility room and basement level provide further functionality. Whether hosting guests or enjoying peaceful moments of everyday life, this is a home that adapts effortlessly.

Upstairs, four spacious bedrooms continue the sense of quiet refinement, with bespoke fitted storage subtly incorporated into the design. A luxurious en suite and elegant family bathroom complete the first floor, with light and greenery visible from every window.





# Step outside

## Lyndhurst

Outside, the grounds are both beautiful and practical. Sweeping lawns stretch across the south-westerly aspect, bordered by mature hedging and specimen trees that offer year-round interest and privacy. A generous sun terrace wraps around the rear of the house, ideal for al fresco dining and summer entertaining. A sizeable garden store adds useful storage, while the wide gravel driveway ensures ample parking.

A country home of enduring quality, where space, style and setting align to create something truly special.

Freehold

Council Tax Band G

EPC Rating E

For mobile phone coverage in this area please look online

Ultrafast, Superfast & standard broadband available at the property, for more information please look online

The property is in a conservation area

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

*Guide price* £1,475,000 – £1,500,000



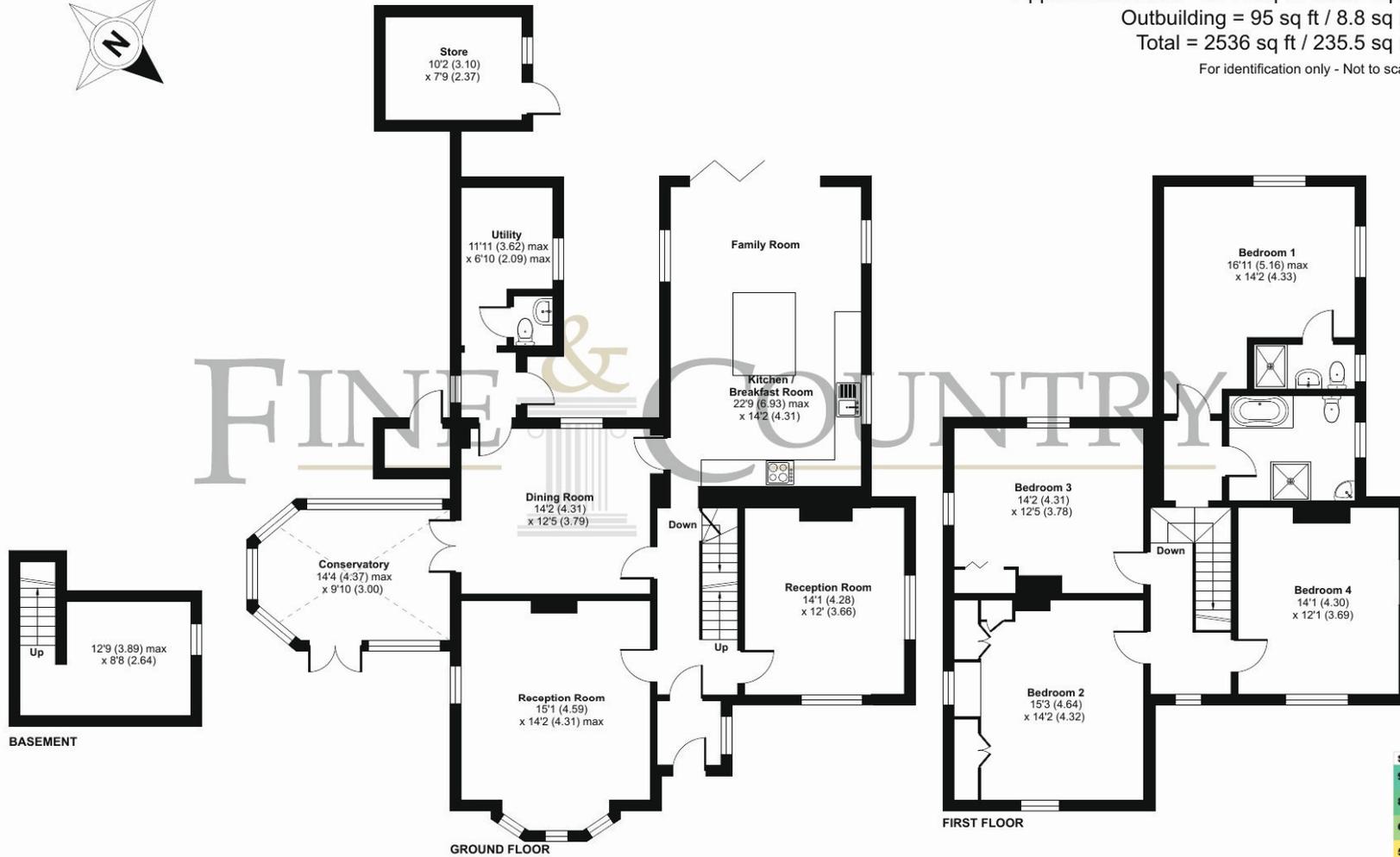
# Roughetts Road, Ryarsh, West Malling, West Malling, ME19

Approximate Area = 2441 sq ft / 226.7 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 2536 sq ft / 235.5 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Fine & Country (Kent). REF: 1333001

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 13.08.2025



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