





## 65 RECTORY LANE NORTH, LEYBOURNE, WEST MALLING, KENT, ME19 5HD

£775,000

- Beautifully Presented 3 Bedroom Detached Home
- Exclusive Cul-De-Sac Location off a No-Through Road
  - Mature Plot IRO 0.21 Acres (tbv)
- Two Interconnecting Vaulted Reception Rooms
  - Contemporary High-Gloss Kitchen
- Two Ground Floor Bedrooms and Bathroom
  - Study Area
- First Floor Principal Bedroom and En-suite
- Show-Stopping South-Easterly Facing Rear Garden
- 5 minute (1.4 miles) drive to West Malling station with trains to London Victoria from 55 minutes

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## ABOUT THIS HOME

An immaculately presented and thoughtfully extended three-bedroom detached home, set within 0.21 acres (tbv) in an exclusive cul-de-sac off a no-through road.

Originally built just over 20 years ago, the property has been extensively modernised and enhanced by the current owners since 2016 to create a light-filled, versatile home.

The ground floor offers two interconnecting vaulted reception rooms with bi-fold doors opening directly onto the show-stopping, landscaped south-easterly facing garden. A contemporary kitchen features sleek quartz worktops and integrated appliances, complemented by two bedrooms, a modern family bathroom, and a study area (formerly the dining room).

The impressive main bedroom occupies the first floor, enjoying natural light from five Velux windows, built-in wardrobes with automatic lighting, and a stylish en-suite shower room.

Externally, the secluded and mature garden is a true highlight, with an abundance of trees, shrubs, and planting — including striking Scots Pines. The generous plot also provides parking for approximately five cars, including a covered car port, alongside a garage.

This unique home offers both privacy and style, and early viewing is highly recommended to avoid disappointment.







65 Rectory Lane North, Leybourne



**Approx. Gross Internal Floor Area 1436 sq. ft / 133.46 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

Leybourne village has a highly sought-after Primary school, friendly local 'The Old Rectory' serving food, and boasting outdoor dining and Sky Sports showing all the big matches, a parade of shops, a village hall, children's football teams, and a cricket club for the adults. The village has road links to junction 4 of the M20 giving access to London and the Coast whilst the nearest mainline station is a 5 minute (1.4 miles) drive away at West Malling and has journey times from 55 minutes to London Victoria. The thriving market town of West Malling is just over a mile away and boasts plenty of trendy restaurants, pubs, cafés and tea-rooms, while its range of individual stores and monthly Farmers' Market are ideal for a bit of retail therapy. Manor Park Country Park is just a short walk from the town centre of West Malling. Full of native trees, squirrels, ducks, and swans, you might spot woodpeckers and nuthatches too, while at Leybourne Lakes Country Park (1.5 miles away) you can wild-swim, scuba dive, windsurf, sail and canoe or perhaps just enjoy a picturesque lakeside walk. Golfers are spoilt for choice with two fantastic clubs around 3 miles away; Kings Hill Golf Club and West Malling Golf Club with two 18 holes course or 9.5 miles away is the renowned London Golf Club that boasts two sensational championship courses.





# ABOUT US

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## CONTACT US

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