



School Lane, Trottiscliffe, Kent ME19 5EH

£ Freehold

A large four bedroomed detached house, built in 1964, later extended at the front to create a double integral garage with another large reception room above, gaining fantastic views across open countryside. It offers very spacious accommodation of 2096 sq.ft surrounded by secluded gardens on three sides. The ground floor has a good sized entrance hall, with the parquet flooring continuing through to the exceptionally large main reception room with a working fireplace. Solar panels provide electricity and it has an unusually high B EPC banding, with full gas fired central heating and a replacement boiler, plus sealed unit double glazing. There is also a cloakroom, utility room and good sized kitchen requiring modernisation. Upstairs are three bedrooms, plus a small fourth or study. The bathroom has the original blue suite and separate shower cubicle, and again requires modernisation.

Trottiscliffe is a very desirable village some 2.5 miles away from the historical town of West Malling, with its good shopping facilities and mainline railway station, likewise the other local town of Borough Green, again with a mainline railway station. The village has a central green, two seventeenth century pubs and an historic church. There are many countryside walks up to the Downs, with the ancient neolithic 'Coldrum' stones and 'Trosley Country Park'. The village hall has continuous monthly events and there is a very active tennis club. West Malling Golf course is half a mile away. The C of E primary school is rated 'Good' by Ofsted. Excellent motorway links are close-by providing fast access to central London, the Kent coast and in both directions on the M25. **Council Tax Band: F Tonbridge & Malling**









Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.

Cedar Croft,
School Lane, ME19 5EH
 Approximate Gross Internal Area
194.68 sq m
2,096 sq ft

