1a Rectory Lane South
Leybourne | West Malling | Kent | ME19 5HA

FINE & COUNTRY

Seller Insight

"1A Rectory Lane has been my home for the last 10 years. What first drew us here was the area. We were living in London at the time and completely fell in love with the village. We actually stumbled across the 'For Sale' sign one day, viewed the house, and I knew as soon as I walked out of the front door that it was the one. We put an offer in straight away."

"Since moving in, we've completely transformed the property – we are incredibly proud of what we've created. We often have people knocking on the door to tell us how lovely it looks from the outside. That always makes us smile."

"My favourite room has to be the kitchen, dining and family space. My husband would probably say the garden is his favourite. With the 8-metre bi-fold doors, the whole house opens up and it really feels like you're bringing the outside in. It's such a relaxing home, and people often say it has a lovely American-style feel because there's so much space and everyone can be together without feeling on top of each other."

"The garden has been just as important to us as the house itself, it's been our own private retreat to relax and unwind. We kept the beautiful copper beech tree when we rebuilt, and watching it change through the seasons has been so special. The Annabelle hydrangeas are one of my favourite features, and with the wraparound garden there's always somewhere sunny to sit."

"This home is perfect for entertaining. The bi-fold doors create such a lovely flow between the house and garden, and with parking for seven or eight cars behind electric gates, it's always felt incredibly safe and welcoming for guests."

"One of the things we've loved most is the community. It's such a friendly, safe place to live, and we've made some wonderful friends here over the years. The high street has everything you need, with lovely cafés, restaurants and local shops. Walking the dog is always a pleasure because everyone says hello, and the local schools are fantastic too."

*"What we'll miss most is simply that this is the home we built. It's given us so many happy memories, and although it's time for our next chapter, we'll always be incredibly grateful for the life we've had here. It's been a truly wonderful family home."**

* 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

1a Rectory Lane South

Fine and Country are delighted to present this exceptional contemporary home, where beautifully designed single storey living is complemented by light filled interiors, seamless indoor outdoor entertaining and elegant contemporary styling. Spanning over 2,000 sq. ft., this outstanding residence benefits from excellent road and rail connections, whilst being just moments from the award-winning market town of West Malling, renowned for its boutique shops, cafés, and highly regarded restaurants.

At the heart of the home lies an impressive open plan kitchen, dining and family room, a spectacular social space where everyday life and entertaining come together seamlessly. Beautifully executed with a refined contemporary aesthetic, the space is bathed in natural light from an elegant roof lantern, whilst an expansive wall of pillarless bi folding doors creates a striking connection with the garden beyond. High specification integrated appliances, extensive preparation space, and thoughtfully designed storage ensure the kitchen is as practical as it is stylish, allowing culinary creations to be enjoyed in the company of family and friends. A separate utility room provides valuable additional storage, whilst a cosy formal sitting room provides the perfect retreat for quieter evenings or more intimate gatherings.

The bedroom accommodation has been equally well considered. The generous principal suite offers a peaceful sanctuary, complemented by a beautifully appointed dressing room illuminated by a feature roof lantern, creating a bright and luxurious space to begin each day. Beyond, the elegant en suite features twin wash hand basins and a spacious walk-in shower. The second bedroom also benefits from its own dressing room and contemporary en suite facilities, making it ideal for guests or older family members, whilst two further double bedrooms are served by a beautifully appointed family bathroom complete with both a bathtub and separate shower enclosure.

Step outside

1a Rectory Lane South

The gardens have been thoughtfully designed as a natural extension of the home. Wrapping elegantly around the property, the generous stone sun terrace provides beautifully defined areas for lounging and al fresco dining, perfectly positioned to make the most of the seamless connection created by the impressive bi folding doors. Beyond, the low maintenance artificial lawn is framed by attractive raised flower beds that provide colour, texture, and seasonal interest, whilst the magnificent, mature copper beech tree forms a striking focal point, creating a wonderful sense of maturity and character. Whether entertaining family and friends or simply enjoying a quiet summer evening, this is an outdoor space designed to be enjoyed.

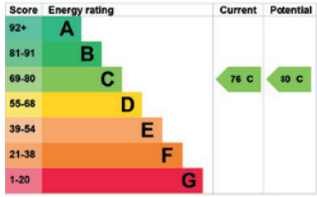
Approached through electronically operated gates, the property offers a substantial driveway providing secure parking for numerous vehicles, ensuring practicality, security, and a warm welcome for visiting family and guests alike.

Rectory Lane South is a highly regarded address within the sought-after village of Leybourne, ideally positioned just a short distance from the historic market town of West Malling. Renowned for its characterful High Street, boutique shops, independent cafés, award winning restaurants and welcoming gastro pubs, the town offers an exceptional blend of convenience and lifestyle. Commuters are well served by nearby mainline rail services to London, whilst Junction 4 of the M20 provides excellent access to the motorway network. Families are equally well catered for, with highly regarded primary schools in Leybourne, Ryarsh, Offham, and West Malling, together with an excellent selection of secondary and grammar schools in nearby Maidstone.

Freehold
Council Tax Band F
EPC Rating C
For mobile phone coverage in the area please look online
Full Fibre Broadband is available at the property, for more information please look online

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

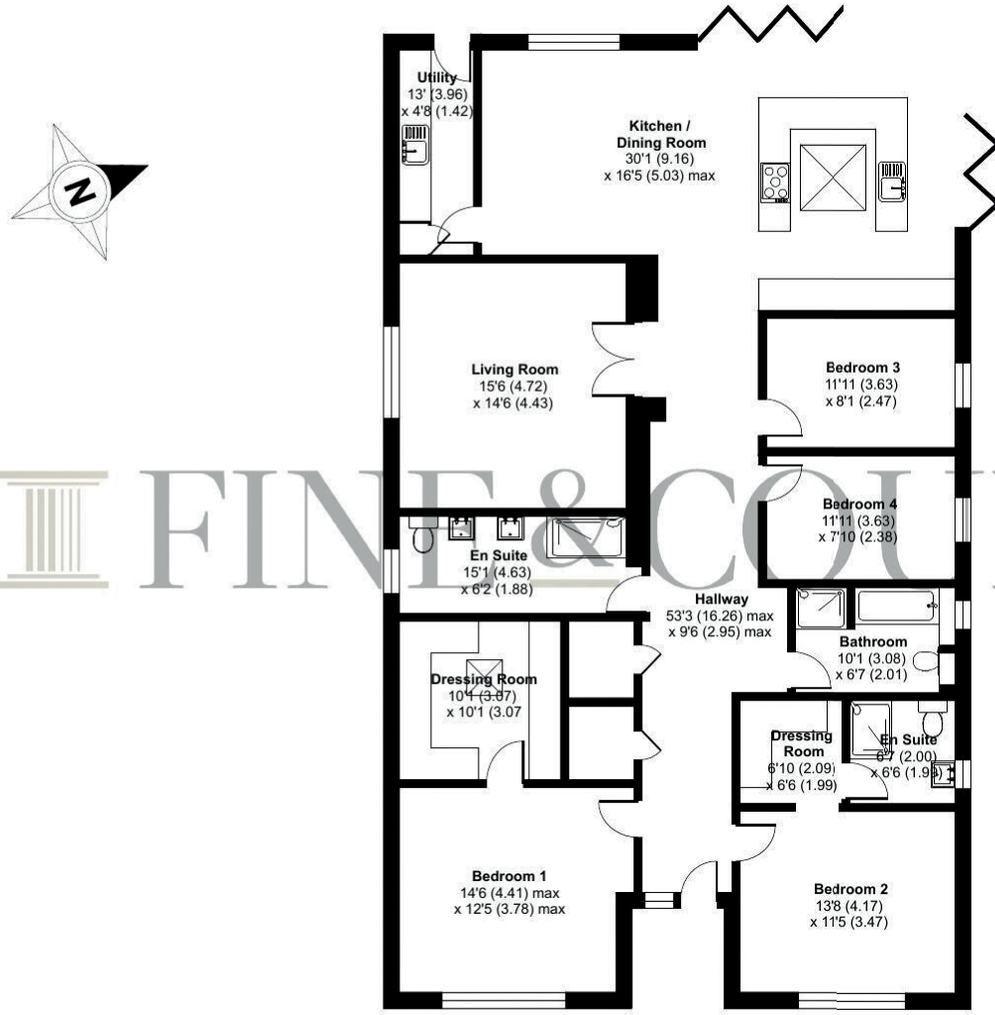
Guide price £850,000 – £900,000



Rectory Lane South, Leybourne, West Malling, ME19

Approximate Area = 2072 sq ft / 192.4 sq m

For identification only - Not to scale



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The Property Ombudsman

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