



Woodland Gate Walk
West Malling ME19 5FD
£1,100,000



COUNTRY HOMES

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Nestled in the serene prestigious Woodland Gate Walk, Leybourne Chase, West Malling, this exquisite 5 bedroom detached house offers a perfect blend of luxury and comfort. With 5 double bedrooms and 3 well appointed bathrooms, 2 of which are ensuites, this property is ideal for families seeking both space and style.

Upon entry you are greeted to a light and spacious entrance hall, three elegant reception rooms, each designed to provide a welcoming atmosphere for both relaxation and entertaining as well as a large study to the front.

One of the standout features of this property is the beautifully landscaped garden, which boasts a fully functional bar and entertaining area, perfect for hosting gatherings or enjoying summer evenings outdoors. The garden overlooks the quiet woodland, providing a tranquil backdrop that enhances the privacy.

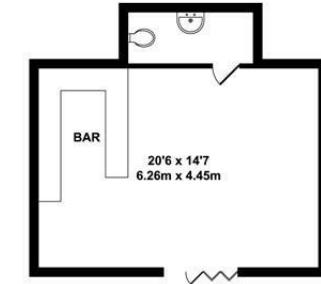
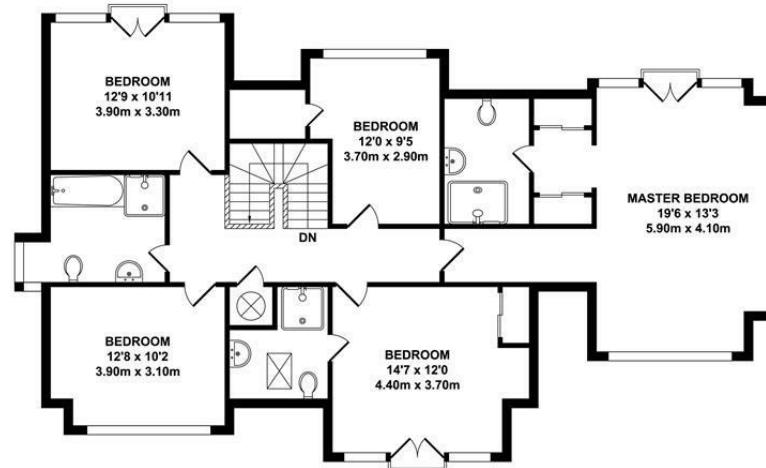
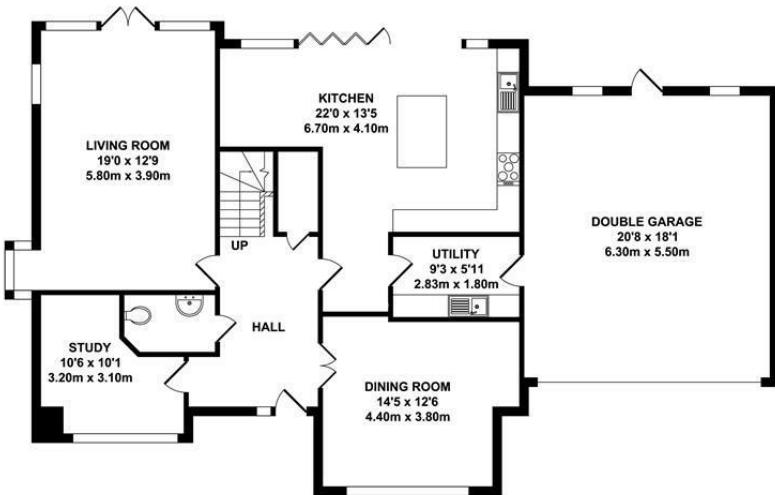
This property also has the added benefit of ample parking with a double garage for extra security, with a large drive for even more parking, making it ideal for visitors or larger families. This gated close adds an extra layer of security and exclusivity, making it an ideal choice for families.

In summary, this remarkable home in Leybourne Chase is not just a place to live, but a lifestyle choice that combines elegance, comfort, and convenience in a picturesque setting. Don't miss the opportunity to make this property your own, with too many features to list, this property needs to be viewed to fully appreciate all that is on offer.

Give our West Malling Team a call today to book your viewing on 01732871111.

- Detached executive 5 bedroom home
- Exclusive gated close
- Double garage and ample parking
- 3 Reception Rooms
- Woodland setting
- Large Outbuilding
- Spacious throughout





GROUND FLOOR
APPROX. FLOOR AREA
1341 SQ.FT.
(124.57 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
1267 SQ.FT.
(117.73 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
338 SQ.FT.
(31.36 SQ.M.)

TOTAL APPROX. FLOOR AREA 2946 SQ.FT. (273.66 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	Current		Potential	
	Score	Grade	Score	Grade
Very energy efficient - lower running costs (92 plus)	92+	A		
(81-91)	81-91	B		
(69-80)	69-80	C		
(55-68)	55-68	D		
(39-54)	39-54	E		
(21-38)	21-38	F		
(11-20)	11-20	G		
Not energy efficient - higher running costs				
England & Wales	81		84	
EU Directive 2002/91/EC				



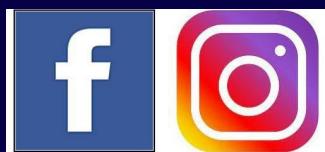
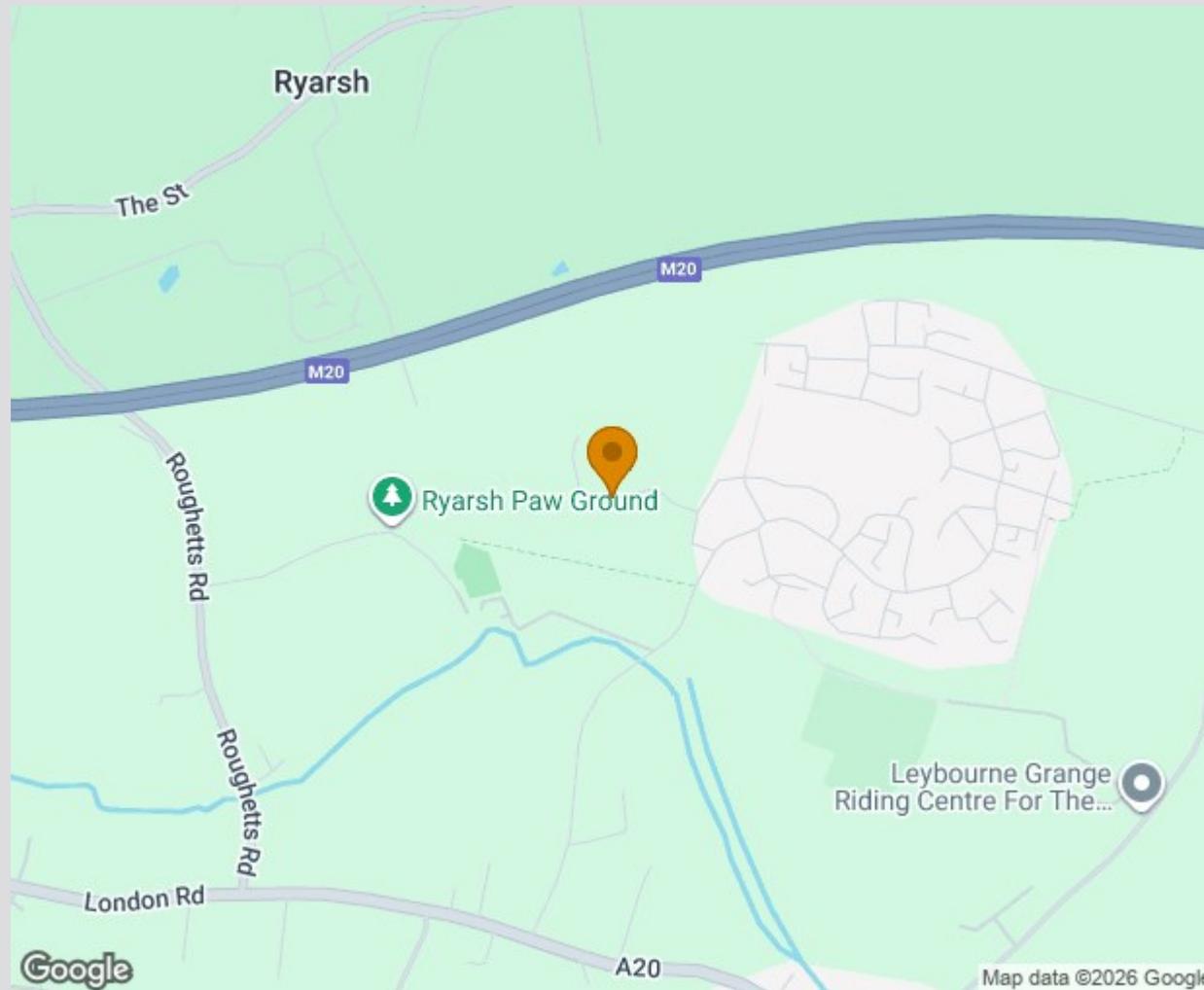


Location Map

Tenure: Freehold

Council tax band: H

Charges
£848 PA *TBC*



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