



London Road
West Malling ME19 5AW
£985,000

KHP
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COUNTRY HOMES

West Malling ME19 5AW

Located in Ryarsh, and a short walk to West Malling High Street, this exquisite detached house on London Road offers a perfect blend of modern living and serene countryside charm. With four spacious bedrooms, including two with en-suite bathrooms and dressing area to the master, this property is ideal for families seeking comfort and convenience.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-presented interiors which has undergone a refurbishment program in recent years, creates a warm and welcoming atmosphere, ensuring that you feel at home from the moment you step inside. As you can see from the floor plan, the layout is flexible and with the reception room overlooking the large garden, there is further potential to extend, subject to necessary consents.

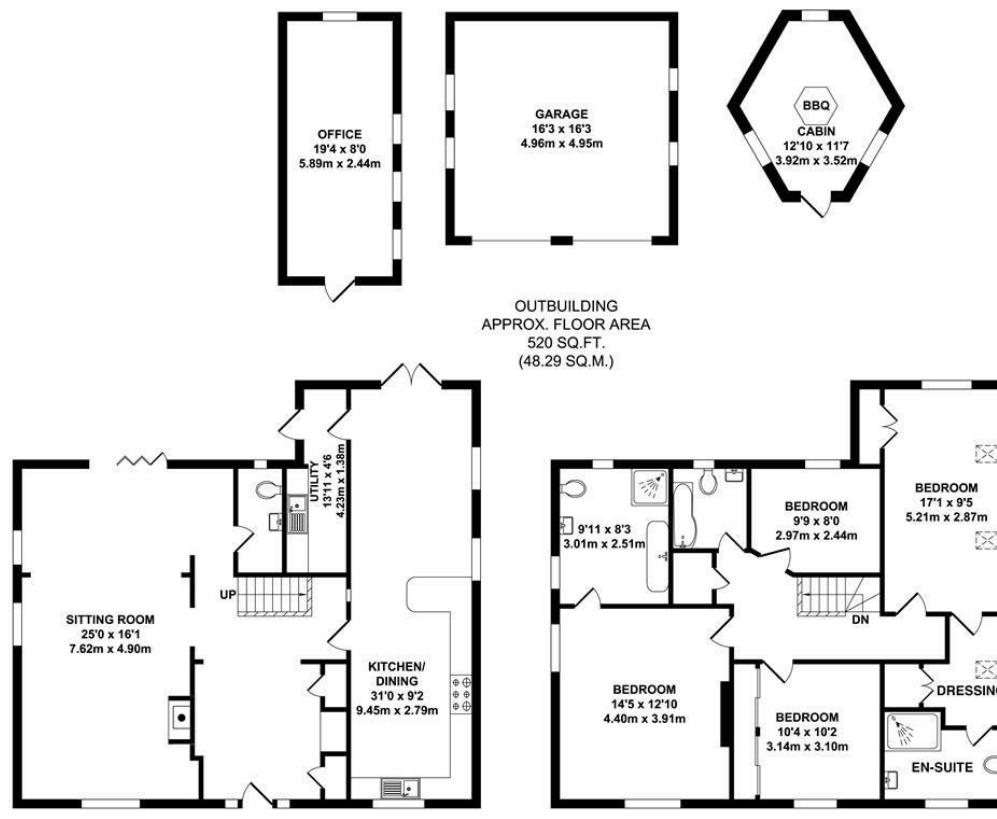
The property boasts three bathrooms (two ensuites), providing ample facilities for family and visitors alike. The large garden, which backs onto picturesque fields, offers a tranquil outdoor space for relaxation and recreation. It is an ideal setting for children to play or for hosting summer gatherings with friends and family. The garden houses a large office and an amazing log roundal with central barbecue/firepit.

For those with multiple vehicles, the gated large driveway accommodates ample cars, complemented by a double garage for additional storage or parking needs, again gated, to the rear of the property. The location is conveniently close to West Malling, where you can enjoy a variety of shops, restaurants, and local amenities, including a station with trains to London stations. The M20 is easily accessible from this location and there is a primary school a short walk away on Leybourne Chase.

This delightful home combines spacious living with a peaceful setting, making it a perfect choice for anyone looking to enjoy the best of both worlds. Don't miss the opportunity to make this beautiful property your own.

- Detached house
- Refurbished in recent years
- Large garden backing on to fields
- Electric gated drive with detached double garage to rear
- 4 bedrooms
- 2 ensuites
- Desirable location a short walk to West Malling High St
- Versatile accomodation
- Utility and downstairs WC
- Chain free





TOTAL APPROX. FLOOR AREA 2365 SQ.FT. (219.76 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
EU Directive 2002/91/EC			

75-77 High Street, West Malling, Kent ME19 6NA
01732 87 11 11
westmallin@khp.me





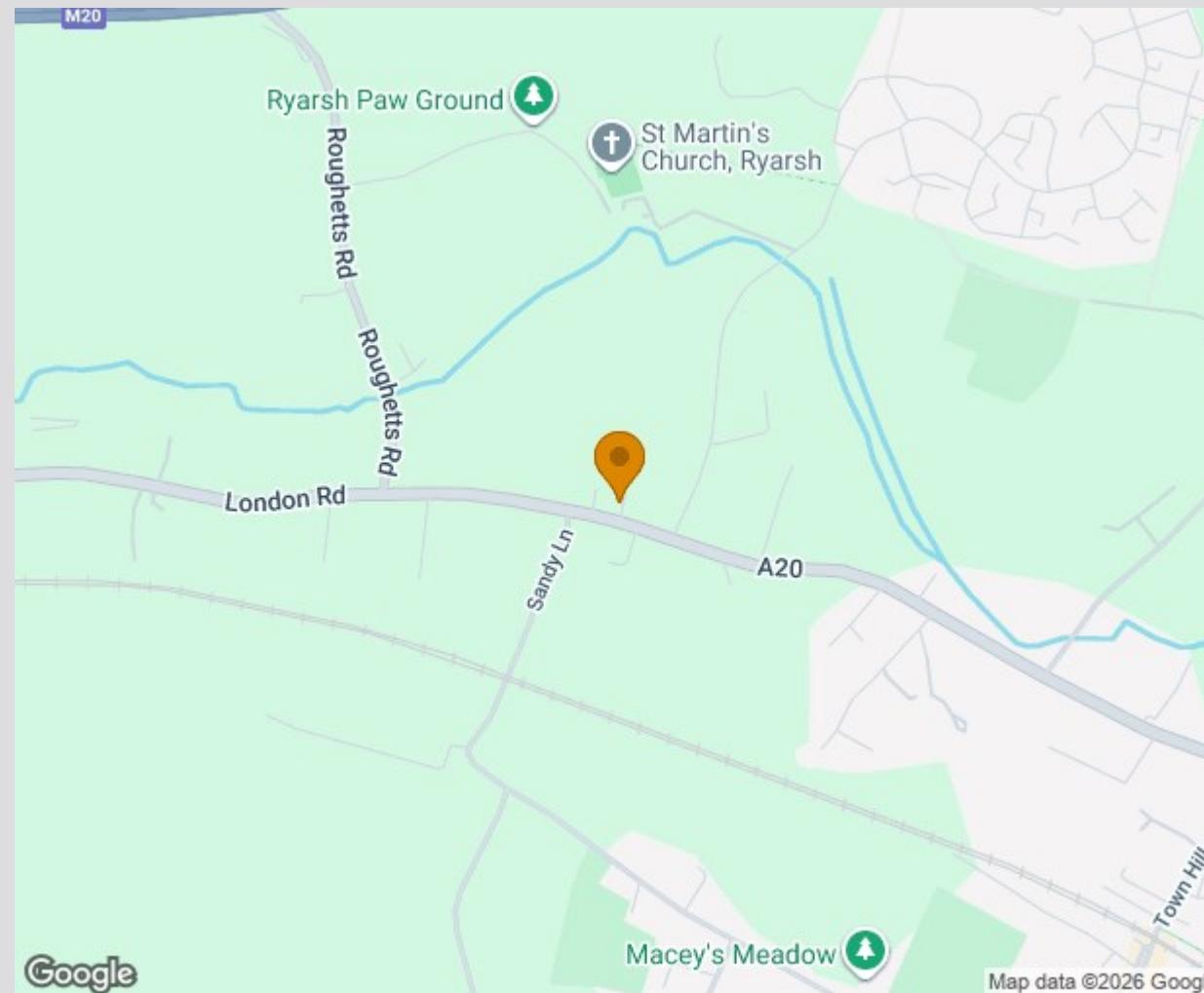
Location Map

Tenure: Freehold

Council tax band: G

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me
www.khp.me

