



**Quarry Road**  
West Malling ME19 5GR  
£925,000



**COUNTRY HOMES**

## West Malling ME19 5GR

£925,000 - £950,000

Nestled in a modern development in the charming village of Ryarsh, this immaculately presented detached house on Quarry Road offers a perfect blend of modern living and village charm. Built in 2016, this property boasts a spacious layout, featuring three well-appointed reception rooms that provide ample space for both relaxation and entertaining.

The house comprises four generously sized bedrooms, including two with en-suite bathrooms, ensuring comfort and privacy for all family members or guests. The additional bathrooms enhance the convenience of this home, making it ideal for busy households.

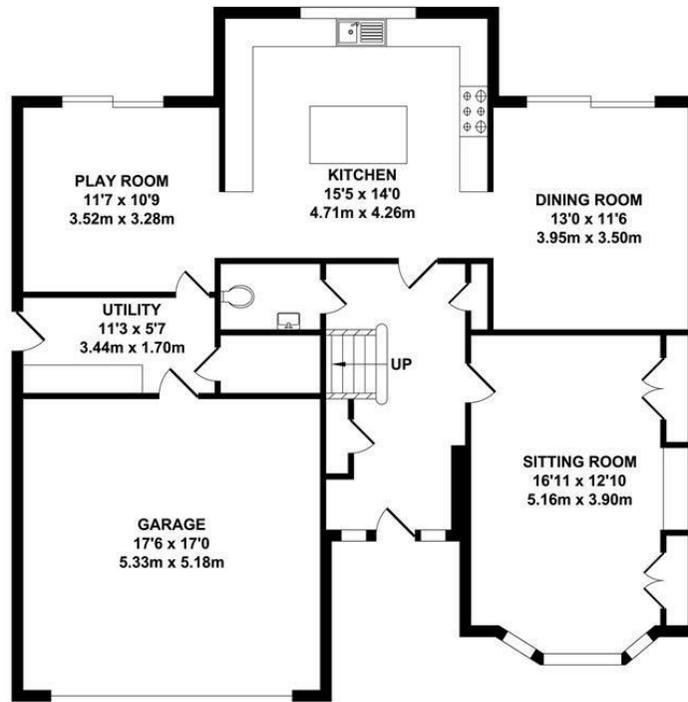
A well-equipped utility room adds to the practicality of the property, allowing for efficient laundry and storage solutions and is a welcome addition to the attractive kitchen with central island. The integral double garage provides secure parking for two vehicles, a valuable feature in this desirable location, as well as the driveway.

Ryarsh is a popular village known for its community spirit and picturesque surroundings as well as well respected primary school, making it an excellent choice for families and professionals alike. This property not only offers a beautiful home but also the opportunity to enjoy the tranquil lifestyle that village living provides. The property is also a short drive to the larger village of West Malling which offers bespoke shops restaurants and a station. The A20 is also a short drive giving easy access to the wider motorway network.

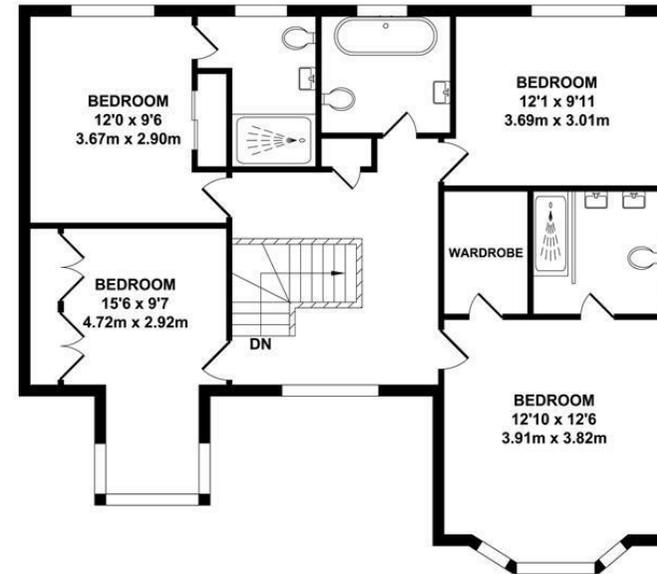
In summary, this stunning immaculately presented four-bedroom house on Quarry Road is a rare find, combining modern amenities with the charm of village life. It is a perfect opportunity for those seeking a stylish and comfortable home in a sought-after area. Call now to view.

- Detached
- 4 bedrooms
- 2 ensuites
- Utility room
- Downstairs WC
- Double garage and drive
- Popular location
- Immaculately presented
- Good size plot
- Viewing encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
1291 SQ.FT.  
(119.91 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
956 SQ.FT.  
(88.81 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2247SQ.FT. (208.72 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	A		
	B		85
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	





## Location Map

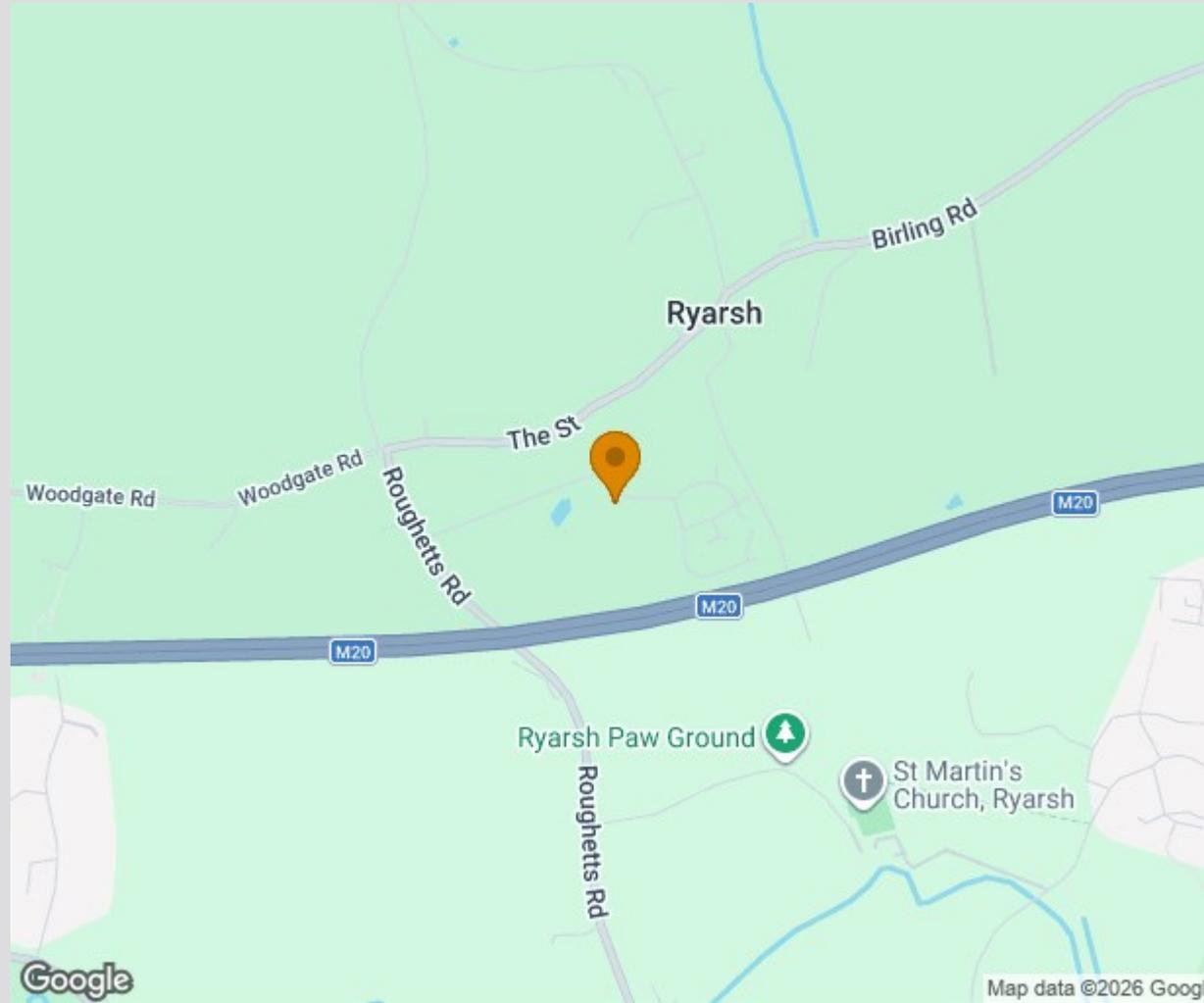
Tenure: Freehold

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.

Charges WM  
Estate management £600pa  
Review period tbc



TO VIEW CONTACT: 01732 87 11 11 [westmalling@khp.me](mailto:westmalling@khp.me)

[www.khp.me](http://www.khp.me)



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