



Ibbett Mosely

Half Tree Hollow Ford Lane, Trottiscliffe, West  
Malling, Kent, ME19 5DP



Positioned just a short walk from two fantastic rural pubs and a popular village school this family home in a semi rural location is still connected to West Malling and Borough Green with all their amenities including mainline train stations to London.

The house offers stunning rural views, front and back, and includes an office garden room attached to the garage.

Guide Price £780,000

### Entrance Hall

The entrance hall welcomes you into the home with wood-effect flooring and a staircase with a contrasting carpet runner. Iron railings add a classic touch, while soft blue walls and decorative artwork create a warm and stylish first impression.

### Sitting Room 22'2" x 16'6"

A spacious sitting room filled with natural light from large windows. The room features a chimney breast with an exposed brick fireplace and a wooden mantle, offering a cosy focal point. Comfortable seating in patterned and plain fabrics surrounds a wooden coffee table, making this a welcoming space for relaxation and socialising.

### Dining Room 13'1" x 12'2"

This dining room features a wooden floor and a dining table with high-back leather chairs, creating an inviting area for meals and entertaining. A chandelier hangs from the ceiling adding a touch of elegance, while sliding doors open into the adjoining conservatory, offering a bright and airy extension to the space.

### Kitchen 13'1" x 9'6"

The kitchen is well appointed with dark tiled

- Detached Village Home
- Three Bedrooms - Two Bathrooms - Three Reception Rooms
- Edge of Popular Trottiscliffe Village
- Rural Views to Front & Back
- Garden room or office
- Large Private Garden
- Garage & Drive for Multiple Cars
- Two Rural Pubs in Walking Distance
- Local Popular Village School & Church
- Guide Price £780,000

flooring and black granite work surfaces that contrast smartly with white cabinetry. Appliances include a gas hob, oven, and integrated washing machine and dishwasher. A breakfast bar with seating provides a casual dining spot, and a window above the sink offers views out to the garden. A door leads directly to the outside, adding convenience.

### Conservatory 11'2" x 8'7"

This conservatory is a bright and airy space with tiled flooring and white framing. It is currently arranged as a comfortable sitting area and home office, with a leather sofa and a desk by the window. Large windows and a glazed roof offer panoramic views over the garden and allow plenty of natural light to fill the room, creating a peaceful place to relax or work.

### Shower Room

Bright and inviting, this shower room features a curved glass shower enclosure, white sanitary ware, and modern tiling in neutral shades with subtle accents. The room is well lit with both natural light from the window and recessed ceiling lights, creating a fresh and contemporary feel.





### Bedroom 1 14'4" x 12'3"

This spacious bedroom features a large bed nestled within built-in wardrobes and overhead storage, creating a neat and practical sleeping area. Soft carpeting underfoot adds warmth, while a glass door opens to a balcony, allowing plenty of natural light to flood the room and offering lovely views over the surrounding countryside. Neutral curtains frame the door, contributing to the calm and restful atmosphere.

### Bedroom 2 12'2" x 11'0"

A second bedroom offering a double bed with bedside tables and a window that provides a view over the garden and beyond. The room benefits from neutral decor and carpeting, creating a cosy and inviting feel suitable for rest and relaxation.

### Bedroom 3 8'7" x 8'0"

This compact bedroom is well suited for guests or as a single room. It offers a single bed beside a large window that fills the room with natural light. The neutral tones and simple design make it a versatile space.

### Bathroom

The bathroom boasts a clean and fresh design with a white suite comprising a bathtub with a shower over, a pedestal basin, and a toilet. Green tiling lines the lower half of the walls with a decorative border, and a wide frosted window above lets in natural light while maintaining privacy.

### Rear Garden

The rear garden is a standout feature of this property, offering a generous length of lawn bordered by mature trees, shrubs and flower beds. A paved patio area provides a comfortable seating space with outdoor furniture and parasol. The garden enjoys open views over the surrounding countryside, creating a tranquil and private outdoor retreat. There is also a vegetable patch with a greenhouse and a shed, perfect for gardening enthusiasts.

### Trottscliffe

Located in the Kent Downs Area of Outstanding Natural Beauty, Trottscliffe is a charming Kentish village with a good community spirit and a range of day-to-day amenities





including local shopping, a public house, church and popular primary school. The nearby historic market town of West Malling offers an eclectic range of boutique shops, coffee shops, public houses and restaurants as well as a GP surgery and mainline train station with services to London Victoria. Slightly further afield, Sevenoaks offers more extensive shopping, service, leisure and recreational amenities. Local leisure facilities include golf at Wrotham Heath and West Malling, a David Lloyd Leisure Centre, Trosley Country Park and motor racing at Brands Hatch.



Communications links are excellent: the nearby M26 and M20 provide easy access to the M2, M25 and national motorway network, Ashford International, the Port of Dover and Channel Tunnel at Folkestone offer regular services to the Continent and Borough Green & Wrotham station offers regular services to central London in around 45 minutes.

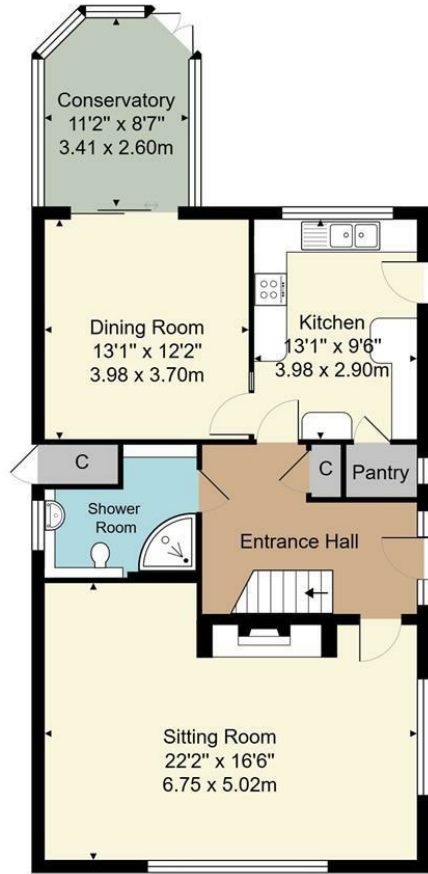
The area offers a good selection of state primary and secondary schooling including Meopham School (rated Outstanding by Ofsted), together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including Cobham Hall, St. Andrew's, Rochester Independent College, King's and Gad's Hill.



West Malling 3.7 miles, Sevenoaks 10.0 miles, Borough Green & Wrotham station 3.6 miles (London Victoria 47 minutes), M26 (Jct. 2a) 2.3 miles, M20 (Jct. 2) 3.1 miles, London City Airport 27.4 m



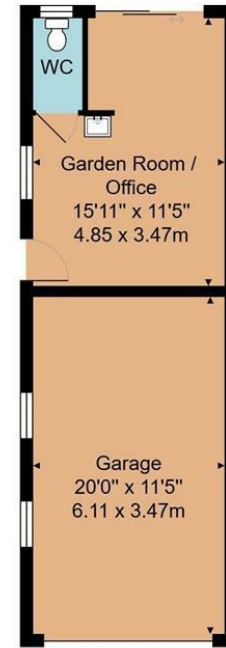
House Approx. Gross Internal Area 1458 sq. ft / 135.5 sq. m  
 Outbuilding Approx. Gross Internal Area 417 sq. ft / 38.7 sq. m



**Ground Floor**



**First Floor**



**Outbuilding**

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- D**

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