



Ibbett Mosely

Ford Lane, Trottscliffe, West Malling ME19 5DP
Price Guide £780,000



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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

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



Located in Ford Lane in the charming village of Trottiscliffe, West Malling, this delightful detached house offers a perfect blend of comfort and rural charm. Built mid 20th Century the property spans an impressive 1,458 square feet, providing ample space for family living.

Inside, you will find three well-proportioned reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The house boasts three spacious bedrooms, ensuring that everyone has their own private retreat. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

One of the standout features of this property is the stunning rural views that can be enjoyed from both the front and back. The picturesque surroundings create a serene atmosphere, perfect for those seeking a peaceful lifestyle. The garden is a true gem, complete with a versatile garden room that can serve as an office or a tranquil space for relaxation.

Parking is never a concern here, as the property offers space for up to multiple vehicles, making it convenient for families or those who enjoy hosting visitors. The location on the edge of Trottiscliffe Village means you are part of a vibrant community, with a local school, two welcoming pubs, and a charming church all within easy reach.

This home is not just a property; it is a lifestyle choice, offering the perfect balance of rural living and community spirit. Whether you are looking to settle down or seeking a peaceful retreat, this house on Ford Lane is a wonderful opportunity not to be missed.

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 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





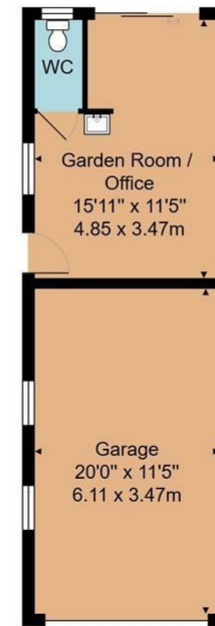
House Approx. Gross Internal Area 1458 sq. ft / 135.5 sq. m
 Outbuilding Approx. Gross Internal Area 417 sq. ft / 38.7 sq. m



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

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