



Ibbett Mosely

Battlecross Cottage Comp Lane, Offham,
West Malling, ME19 5PP



A stunning extended home with great kerb appeal sitting in an approx. 0.5 acre plot. Positioned to the edge of highly popular Offham village in a private setting with extended countryside views and woodland walks.

We highly recommend an early viewing of this rarely available home being within the same ownership for over 33 years.

Guide Price £1,175,000

- Extended Detached Family Home built in 1920's
- Rural Views & Walking
- Edge of Highly Popular Offham Village with Pub, Church, School & Charity Garden Centre
- Useful Office Outbuilding for Possible Annexe
- Double Garage & Drive
- Plot of Approx. 1/2 acre
- Large Flexible Reception Rooms
- Great Village Community but Private Location
- EPC rating E - Council Tax band G
- Guide Price £1,250,000

Reception Hall

This welcoming reception hall sets a charming tone for the home with its painted wooden beams and neutral decor. It provides access to the sitting room, dining room, kitchen, shower room, utility, and staircase rising to the first floor, with space for coats and shoes to be stored neatly.

Sitting Room

23'6" x 21'3"

The sitting room is a generously proportioned and inviting space, featuring charming exposed beams and a warm fireplace with a stone surround as its focal point. Large windows and French doors flood the room with natural light and offer direct access to the rear garden, providing a wonderful connection between indoor and outdoor living.

Dining Room

12'6" x 10'10"

Adjacent to the kitchen, the dining room invites sociable meals with a traditional wooden table and chairs. Windows overlook the garden, filling the space with light and providing a pleasant outlook. The room is enriched with exposed ceiling beams and offers a charming yet functional space to entertain family and friends.

Family Room

19'11" x 16'4"

The family room provides a spacious area to relax, featuring windows on three sides that fill the room with natural light and create a bright, airy feel with windows

on two sides and door leading to garden. Its size is perfect for entertaining or comfortable family living. A conversion of the original double garage, it offers fabulous size and proportions to relax and enjoy the light bright space it has become.

Kitchen / Breakfast Room

16'8" x 11'5"

The kitchen/breakfast room is a practical and bright space that combines modern functionality with traditional charm. Fitted cabinets in a soft colour palette offer ample storage and preparation areas, complemented by a large oil fired Rayburn range. The room benefits from natural light through windows and a stable door that leads to the garden through the utility room, creating a pleasant setting for casual dining or morning coffee.

Utility Room

Conveniently located off the kitchen, the utility room is fitted with sink and cupboards, perfect for laundry and additional storage. The room is practical and functional, helping to keep the main kitchen clutter-free. Sliding patio door leading to garden.

Shower Room

A useful shower room is located on the ground floor, featuring a modern shower enclosure, basin, and WC. Its neutral tiling and fittings complement the practical layout of this space.

Bedroom 1

16'11" x 10'11"

The principal bedroom is a generous and tranquil room





decorated in soft tones, with fitted wardrobes providing excellent storage. Dual aspect windows brighten the room with natural light while offering peaceful views over the garden and surrounding greenery.

Bedroom 2 11'7" x 11'6"

Two further well-sized bedrooms each offer peaceful garden views and fitted storage. Both rooms are presented neutrally with carpets and light wall colours, perfect for guests or family members.

Bedroom 3 11'5" x 11'5"

This bedroom also enjoys a garden outlook and includes ample fitted wardrobes. It is well-lit with natural light and decorated in a fresh, calming colour scheme which gives a restful atmosphere.

Bathroom

The family bathroom is elegantly presented with modern white tiling accented by a decorative border. It benefits from a bath with shower over, basin set into a vanity unit, and separate adjacent WC, with a window allowing natural daylight.

Bedroom 4 / Hobby Room 21'2" x 10'1"

This versatile room on the first floor, labelled as Bedroom/Hobby Room, is a spacious area with sloped ceilings and fitted storage along the walls. It offers a flexible space ideal for a quiet study, hobby room or additional bedroom with plenty of natural light from windows at either end and velux roof lights. Accessed via separate staircase from the family room to give an independence to the rest of the house.

Purpose built Office Outbuilding 15'8" x 11'4"

This well-proportioned study/office is a bright room with built-in wooden shelving and cabinetry lining the walls, providing extensive storage. A set of French doors open to the garden, allowing plenty of natural light and offering a peaceful working environment with views over the greenery outside. An additional kitchen and WC offer independence from the main house and gives great possibility for annexe potential.





Rear Garden

A delightful and expansive garden envelops the property, offering a private and tranquil retreat. The grounds feature a broad expanse of lawn interspersed with mature trees and well-tended flower and shrub borders. Several garden buildings and a greenhouse add versatility for hobbies or storage, while a stone-paved pathway meanders through the garden, encouraging exploration of the peaceful green surroundings. The garden is shielded by mature hedging and trees, providing a sense of seclusion and framing countryside views beyond. Woodland walks are at hand with access to an estate woodland abutting the garden. Ideal for long adventurous walks with a dog and or children.



Garage

Prominently positioned to the front of the property, a double garage with a pitched roof offers secure parking and storage. The driveway provides ample space for additional vehicles and is bordered by mature hedging and garden planting, ensuring privacy from the country lane and a peaceful approach to the home.

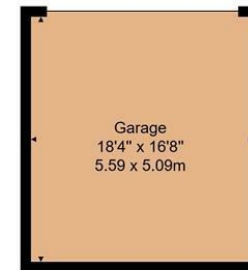
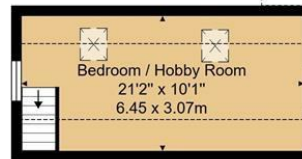
Offham

Battlecross Cottage occupies a prime position on the edge of this popular old Kent village. Offham has a local primary school (rated Outstanding by Ofsted), village pub, tennis club and Spadeworks Nursery which has an excellent farm shop and cafe. Offham is renowned for having, what is believed to be, the only medieval quintain (a jousting target) remaining in the country, located on the village green.



Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath. Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.





Approx. Gross Internal Area:

- House 2398 sq. ft / 222.8 sq. m
- Garage 306 sq. ft / 28.4 sq. m
- Office 270 sq. ft / 25.0 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 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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EPC Rating- E

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