



Ibbett Mosely

Valley View, 21 Tonbridge Road, Teston,
Maidstone, ME18 5BU



A fantastic opportunity to buy a cherished home that has been lovingly looked after by its current owners since 1996. Rarely available is a large home of over 3,000 sq ft with a LARGE garden and PADDOCK to the rear. Set in the popular village community of Teston this is sure to be popular.

Guide Price £1,000,000 to £1,100,000

Entrance Hall

The Entrance Hall is a welcoming, well-proportioned space providing access to the principal ground floor rooms and the staircase to the first floor. It benefits from natural light and a practical layout, with storage cupboards enhancing its functionality.

Sitting / Dining Room

27'0" x 19'11"

The Sitting / Dining Room is an expansive space ideal for both relaxing and entertaining. It offers ample room for a large dining table and comfortable seating arrangements. Large windows and sliding doors fill the room with natural light and provide direct access to the rear garden, allowing for a seamless indoor-outdoor flow and stunning views of the surrounding countryside.

Kitchen

15'3" x 10'7"

The Kitchen is a practical and welcoming space, equipped with ample work surfaces and wooden cabinets offering plenty of storage. A casual dining table fits comfortably within the tiled flooring area. A large window above the sink brings in natural light, and there is a pass-through to the adjoining living room, enhancing the open feel and connectivity of the ground floor living spaces.

Family Room

23 x 13'4

A great light and bright family room connects the kitchen and offers a social space to relax. It beams in light

- NO ONWARD CHAIN, move in quickly
- Set on 1.38-ACRE large plot Valley Views
- Includes paddock at the rear
- Two houses combined into one
- Flexible layout, great potential
- Double garage and large drive
- Balcony with stunning valley views & Sun Sets
- 1 mile to Station and Onward travel to London
- EPC Rating D - Council Tax Band F
- Guide Price £1,000,000 to £1,100,000

through a bay window overlooking the stunning garden and patio doors to the rear terrace. This would in our opinion offer a great opportunity to incorporate into the kitchen to make a large kitchen dining living space overlooking the stunning rear view into the valley. Double doors bring you back into the hallway for great flow.

Utility Room

12'11" x 8'5"

The Utility Room, accessed from the kitchen, provides practical space for laundry and additional storage. It is finished with durable flooring and fitted units, and has external access, making it functional for everyday household tasks.

Lounge

12'8" x 12'1"

The Lounge is a cosy room with a comfortable feel, featuring large front windows that allow natural light to flood in. Its neutral décor offers a versatile backdrop for various styles of furnishing, making it a perfect spot for quieter relaxation or intimate gatherings.

Bathroom

The family Bathroom is fitted with a traditional style suite including a bath, pedestal basin and WC. It has a window providing natural light and ventilation, and the tiling and wooden paneling add a classic touch to the space.

Study

9'2" x 8'0"

The Study is a quiet, compact room with a window to the front of the property. It offers a peaceful environment





ideal for working from home or as a reading nook. The patterned floor adds character, complementing the simple, functional furnishings.

Master Bedroom

14'8" x 10'10"

The Master Bedroom is a generously sized room featuring large windows that offer beautiful views across the countryside. It benefits from built-in wardrobes and an en suite bathroom, providing privacy and convenience. The space is filled with natural light, creating a bright and restful atmosphere. Access to a stunning balcony looking into the valley behind and countryside beyond for those early morning coffees.

Balcony Terrace

The Roof Terrace offers a private outdoor space with sweeping views across the countryside. It is enclosed with timber fencing and provides an ideal spot for relaxation or entertaining while enjoying the peaceful rural landscape and glorious sun sets.

En suite

The Ensuite is a compact and practical bathroom attached to the Master Bedroom, offering privacy and convenience. It is fitted with a shower and basin, and illuminated by a window bringing in natural light.

Bedroom 2

12'9" x 11'10"

Bedroom 2 is a comfortable double room with ample built-in wardrobe space. It enjoys natural light from a large window overlooking the rear garden and countryside beyond, providing a tranquil setting.

Bedroom 3

12'3" x 9'2"

Bedroom 3 is a well-sized double room with built-in wardrobes, decorated in neutral tones to create a calm and restful space. Its window offers delightful views of the surrounding greenery.

Bedroom 4

10'5" x 8'9"

Bedroom 4 is a versatile room, well suited as a single bedroom or guest room. It benefits from a built-in cupboard and a window overlooking the rear garden, offering pleasant views and natural light.

Upstairs Bathroom

A family bathroom is provided for the other bedrooms, this includes a panelled bath with shower over, pedestal wash hand basin and close coupled wc. Tiled half wall and splashbacks plus a frosted glass window to the side of the property





Bedroom 5 13'9" x 10'6"

Bedroom 5 is a bright room with a large front-facing window, offering lovely views across the countryside. Its simple furnishings and neutral décor provide a blank canvas for personalization.

Rear Garden

The Rear Garden is a large, open expanse of lawn bordered by hedging and trees, offering a private and peaceful outdoor space. It features a patio area ideal for outdoor seating and dining, with uninterrupted views over the surrounding countryside, perfect for enjoying the rural setting. Split into two sections, both large a well looked after lawn with side access via double gates. Then a paddock to the rear which is secure and often used by the local farmer with permission to graze his sheep.

Garage 24'5" x 20'5"

The Garage is a large double garage providing secure parking and additional storage. It includes a WC for practicality and has an inspection pit with potential storage space is also provided for those who like to get underneath vehicles.

Teston

Location

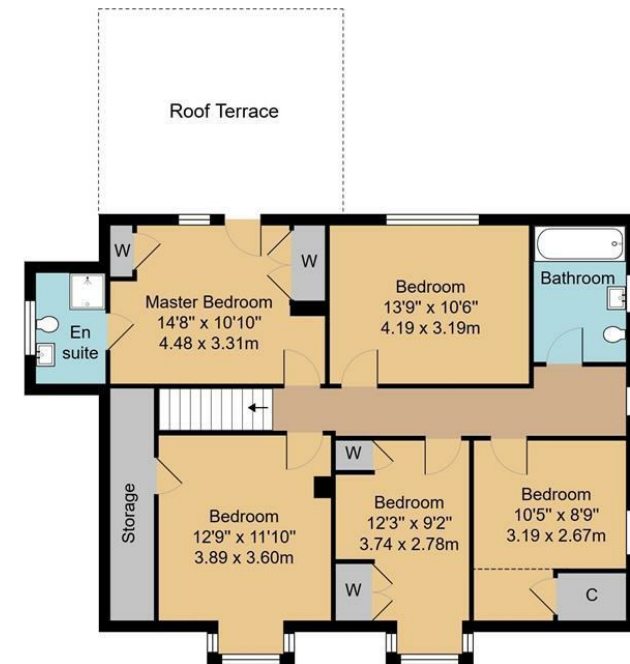
Centrally located in the popular Teston village, this exceptional home enjoys a sense of community while still being within easy reach of everyday amenities and the nearby county town of Maidstone. Escape the hustle and bustle of city life and retreat to the idyllic semi-rural setting of Teston. Just a short stroll of the village green, boasting a local farm shop, a club, pretty church, village hall and many stunning country walks. Enjoy the award-winning market town of West Malling and the bustling Maidstone, both situated conveniently nearby, offering a diverse array of amenities, boutique shops, fine eateries, gastro pubs and grammar schools.

Additionally, the M20 and M2 motorway networks provide easy access to Bluewater and Lakeside shopping centres, and Gatwick airport, with a choice of mainline railway stations nearby in Wateringbury, West and East Malling offering direct links to London and the coast.





Ground Floor



First Floor

Approx. Gross Internal Area (Incl. Garage) 3165 sq. ft / 294 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.

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TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

EPC Rating- D

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