



Ibbett Mosely

Red Lion House Church Road, Offham, West
Malling, ME19 5NY



A fabulous characterful home that was converted from a public house circa 1996. Originally built in the heart of the village in 17th Century and retaining a lot of the period charm of its origins.

With over 3,800 sq. ft of accommodation this substantial home has been extended and offers great flexibility of use.

Four reception rooms, five bedrooms, four bathrooms, utility room and a two chambered cellar are just some of this great homes highlights.

Guide Price £1,250,000

Description

Red Lion House has recently undergone refurbishment and offers the new buyer a turn key opportunity to purchase a home in the heart of the highly popular village of Offham. Full of period charm as you enter into one of the main reception rooms you are confronted by its inglenook fireplace with huge Bessemer beam, oak parquet herringbone flooring and exposed timber ribs to the ceiling. If you look closely you can see indications that beams have been reused from old ships as this was common in the time of build. A great characterful start to this fabulous home. Moving through to a central hallway the character continues with access to a pantry, downstairs cloakroom and stairs to the upper floors as well as the lower cellar chambers. A classic styled kitchen diner with range

- Former Public House Converted in 1996
- Original Property Built in 17th Century
- Charm and Characterful Throughout
- Flexible Accommodation of Over 3,800 Sq. ft
- Private Rear Garden
- Off Road Parking to Front Drive
- Useful Two Chamber Cellar plus Utility Room
- Potential Annex Conversion with Four Reception Rooms & Five Bedrooms
- Recently Renovated and Immaculately Presented
- EPC Rating D - Council Tax Band G

cooker, quarry tiled floor and shaker style kitchen units fits so well with this type of home and is one of the most used rooms in the house.

To the other side of the hallway is a reception room that is currently used as a study / office and offers great flexibility with its period fireplace and beam continues the characterful theme. Access to the rear lobby that includes a good sized utility / boot room, and large storage cupboard. A conservatory / orangery room sits the other side of the study and continues the journey into the coach house. A substantial room, over 33 ft long with double aspect windows and exposes A frame beams to the vaulted ceiling. One of the vendors favourite rooms to take in the great garden to the rear and this space boasts a downstairs shower room. This in our opinion could be adapted to be an





annexe of some kind given its size and facilities to be adapted for the need of an older family member. As previously mentioned a two chamber cellar with indications of its former use as a coaching inn with its raised barrel supports. An area that is a great store or could offer options for further conversion.

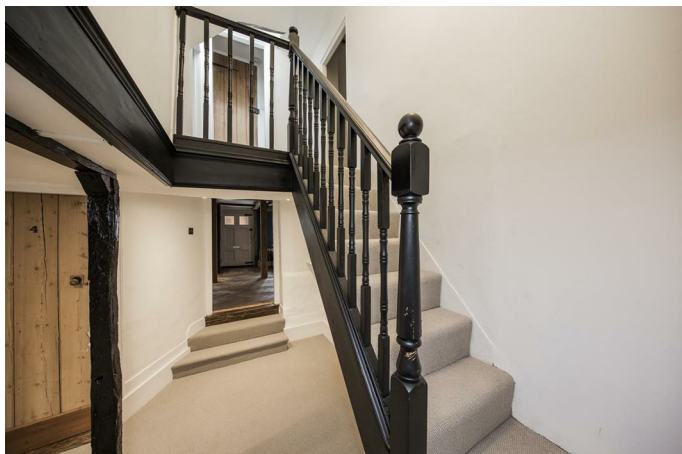
To the first floor the house has three bedrooms including the principal room with ensuite shower and built in wardrobe aside the feature fireplace. Exposed beams are present in all the bedrooms. Two large double bedrooms share the use of the four piece family bathroom with roll top bath and separate walk in shower.

The second floor is split into two smaller bedrooms separated by the central shared bathroom and staircase. This could be used by one family member, maybe an older child looking for some independence or used as study areas.

Externally the property has great presence with its gravel drive for multiple vehicles and its private enclosed rear garden. Mature planting including silver birch trees and hedgerows offer seclusion including a sociable patio area for entertaining.

Offham Village

Red Lion House occupies a prime position in the heart 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



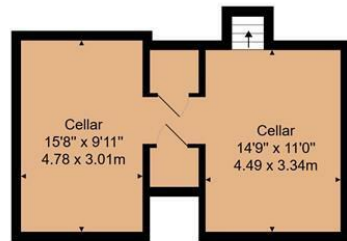


farm shop and cafe. Offham is renowned for having, what is believed to be, the only medieval quintain (a jousting target) remaining in the country, located on the village green.

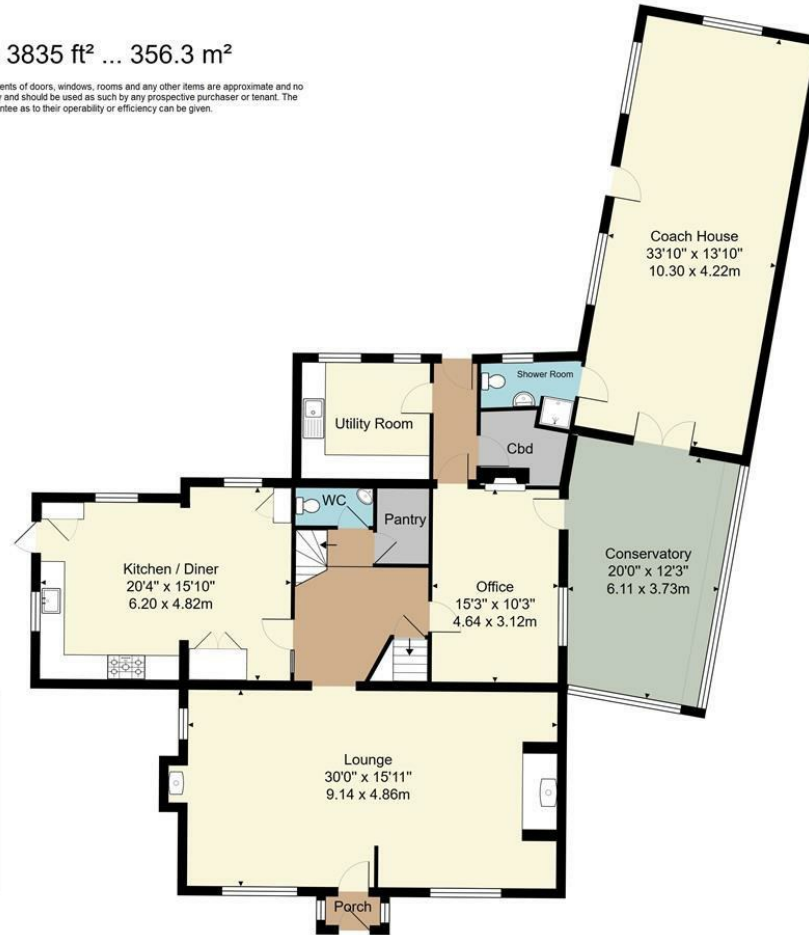
Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, 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 3835 ft² ... 356.3 m²

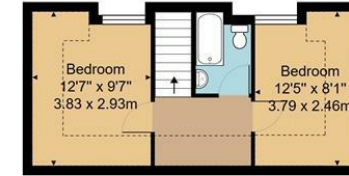
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Basement



Ground Floor



Second Floor



First Floor

Ibbett Mosely

Borough Green 01732 882266

EPC Rating- D

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