



Ibbett Mosely

Park Farm Road, Ryarsh, West Malling ME19 5JX  
Guide Price £485,000



## \*, Park Farm Road, West Malling, ME19 5JX

A fabulous home with ample space for the growing family or downsizer looking for the tranquillity of its semi rural location. The property offers off street parking with a private drive, three good sized bedrooms, the main one with ensuite plus an additional shower room.

The large garden to the rear is a pure delight and offers great options including an office space to work from home. Situated across the road from the highly popular Trosley Country Park making ideal for those who love to take in nature on foot or on two wheels. A country pub is within walking distance as is the newly opened pottery cafe and village school.

Guide Price £485,000 to £500,000

- Mix of Character & Modern Amenities
- Large Stunning Garden
- Utility Space & Modern Kitchen Diner
- EPC Rating E - Council Tax Band C
- Fantastic Village Location
- Off Street Parking for Two Cars
- Guide Price £485,000 to £500,000
- Country Walks, Pubs & Village School
- Ensuite to Master Bedroom
- Outbuildings including useable Office Space

Located in the charming semi-rural Village of Ryarsh, West Malling, this delightful house on Park Farm Road offers a perfect blend of period features and modern comforts. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts two bathrooms, ensuring convenience for all residents and guests alike.

One of the standout features of this home is its stunning large garden, which offers a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The garden is perfect for family gatherings, summer barbecues, or quiet evenings under the stars.

Parking is a breeze with space for two cars on the front drive, adding to the practicality of this lovely residence. Located on the edge of Trosley Country Park, residents can enjoy the beauty of the surrounding countryside, with ample opportunities for walking, cycling, and exploring the great outdoors.

This property is a rare find, combining the charm of a period home with the conveniences of modern living, all set in a picturesque location. Whether you are looking to settle down in a peaceful community or seeking a family home with ample space this house on Park Farm Road is sure to impress.

### Description

Positioned on a quiet country lane on the edge of the village of Ryarsh, West Malling, this well presented family home offers a great place to call home. Boasting two parking spaces to the drive the house shows off its character with a feature wood burning stove set within the brick fireplace in the main reception room. The kitchen diner to the rear has been refitted offering a modern finish and overlooks the rear garden. A utility space in the rear lobby and modern downstairs shower room finish off the accommodation to the downstairs.

To the first floor are two bedrooms, a large double room with feature Victorian fireplace and built in storage to the alcoves around the fire breast plus a square in shape bedroom overlooking the rear. To the second floor is the main bedroom with dormer window to the front, eves storage and ensuite bathroom facilities. A very spacious room to relax at the end of the day.

The garden is one of its many selling points and will be popular with those who are green fingered or have children to entertain. A very good large space that is mainly laid to lawn with feature ornamental

trees and borders. A very good sized potential office / shed is provided with a store area to one end. A poly tunnel for those looking to grow their own vegetables or produce sits towards the end of the garden as well as a play area for the kids.

Trosley Park sits opposite the house and offers a great opportunity for those to walk or cycle through nature. A great place to walk a dog all year round.

### Location

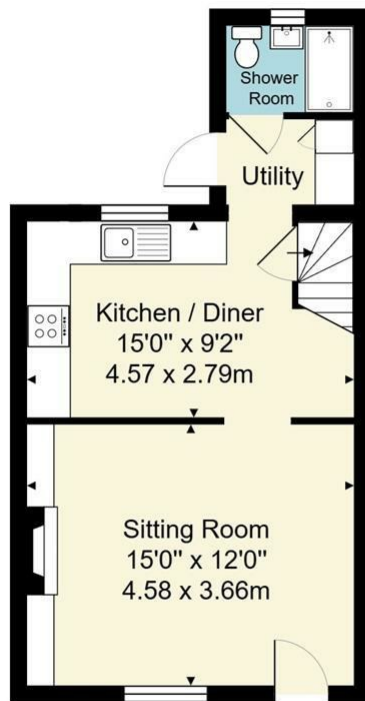
Ryarsh is a sought-after village located in Kent. The village offers a primary school and a popular pub and eatery with a rich history dating back to 1516. For those looking to shop, West Malling is conveniently close by, approximately 1.5 miles away. It offers a Tesco Metro, boutiques, coffee houses, pubs, and restaurants.

Those looking to travel by train can utilize West Malling station, which is approximately 2 miles away. From there, regular mainline services to London Victoria are available. Additionally, for high-speed rail services to London Stratford and St Pancras, Snodland is around 4.5 miles away, while Ebbsfleet International is approximately 13 miles away.

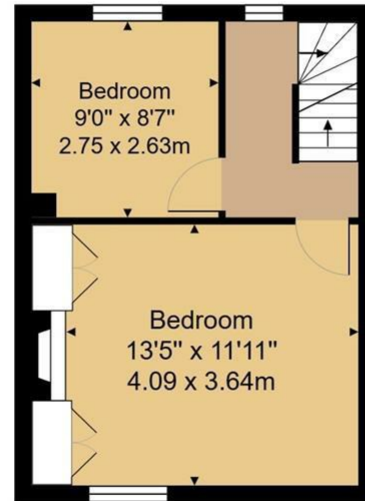
The area surrounding Ryarsh is renowned for its excellent range of private and state schools, including Tonbridge School, The Kings School Rochester, Cobham Hall, and Sevenoaks. Sevenoaks, which is 12.1 miles away, also offers a comprehensive range of shops, schools, and recreational facilities, including Knole Park.

For those needing to travel further afield, the house in Ryarsh is conveniently located near the M20 with good links to Junction 4. This provides easy access to the national motorway network, as well as London, Gatwick, Stansted, and Heathrow airports. In addition, the Channel Tunnel and the Kent Coast are also easily reachable from the area.





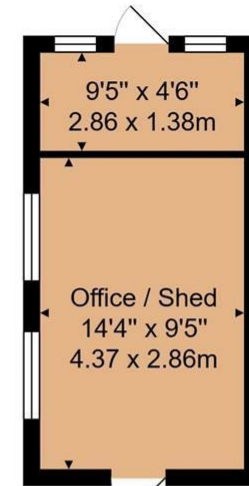
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

House Approx. Gross Internal Area 938 sq. ft / 87.1 sq. m  
 Outbuilding Approx. Internal Area 180 sq. ft / 16.7 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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