



Ibbett Mosely

The Cottage Addington Green, West Malling,
Kent, ME19 5BB



A stunning attached cottage sitting proudly on the green at Addington. Immaculately presented and sympathetically modernised throughout this truly is a turn key property and benefits from no onward chain.

- 2 Bedroom Period Cottage - NO ONWARD CHAIN
- Character Throughout including Inglenook Fireplace
- Modernised Throughout With Social Kitchen Breakfast Room
- Walk In Wardrobe - Underfloor Heating to Bathroom
- Lovely location on Addington Green with Rural Pub
- Driveway Parking for Two Cars Plus Electric Car Charging Point
- Stunning Low Maintenance Garden with Putting Green
- Immaculately Modernised & Presented
- EPC Awaited - Council Tax Band E
- Guide Price £495,000

Welcoming Porch & Entrance Porch

A welcoming porch area with a stable door offers up space to take off coats and shoes before entering a welcoming hallway which transfers you through to all ground floor rooms. Characterful beams and tiled floors give a great mix of period features and modern convenience.

Kitchen/Dining Room 12'1" x 11'9"

This kitchen/dining room combines practicality with a welcoming atmosphere. It features a range of fitted cabinets in a soft grey tone, paired with stone work surfaces and a white Belfast sink beneath a window. The kitchen is well-equipped with modern appliances embedded within the cabinetry. The dining area includes a breakfast bar with seating, making it ideal for casual meals or socialising while cooking giving a great connected social feel.

Sitting Room 19'6" x 11'7"

The sitting room offers a comfortable and inviting space, featuring a classic brick Inglenook fireplace with a wood-burning stove that creates a warm focal point. The room benefits from natural light through its windows and has a neutral tile floor that flows seamlessly into the adjoining kitchen/dining area, providing a cosy yet open modern feel.

Bathroom

The bathroom is fully tiled with underfloor heating, lending a clean and fresh feel throughout. It includes a bath with a glass shower screen, a hand basin set into a vanity unit with ample storage beneath, and a close-coupled toilet. A window provides natural light and ventilation, making this a practical and contemporary space.

Landing

The landing area at the top of the stairs is





compact and carpeted, with a simple banister and wall decorations adding a touch of character to the space.

Bedroom 1

15'10" x 9'9"

The main bedroom is a cosy retreat with a soft, neutral carpet underfoot and a large window allowing natural light to fill the room. It features a good sized space for a large double bed with bedside tables and is L shaped lending it to a dressing area and built in storage, creating a practical and restful space.

Bedroom 2

9'5" x 8'7"

This second bedroom is a well-appointed room perfect for use as a guest room or study. It has space for a bed, a desk area with shelving, and a window that provides a pleasant outlook and natural light. A walk in wardrobe is also provided giving great storage.

Front Garden & Parking

To the front of the property, a paved driveway provides off-road parking for a vehicle as well as an additional space to the side offering two off road parking spaces, one of which has access to an EV charging point. It is bordered by a stone wall with planted areas and features two decorative storage units for bins. The property benefits from an outdoor courtyard area laid with light-coloured stone paving, creating a bright and easy-to-maintain space ideal for outdoor seating and entertaining. The area is bordered by a low stone wall with mature planting and hedging providing privacy and a natural backdrop. There is ample room for seating and a barbecue, making it a great spot for relaxing or social gatherings.





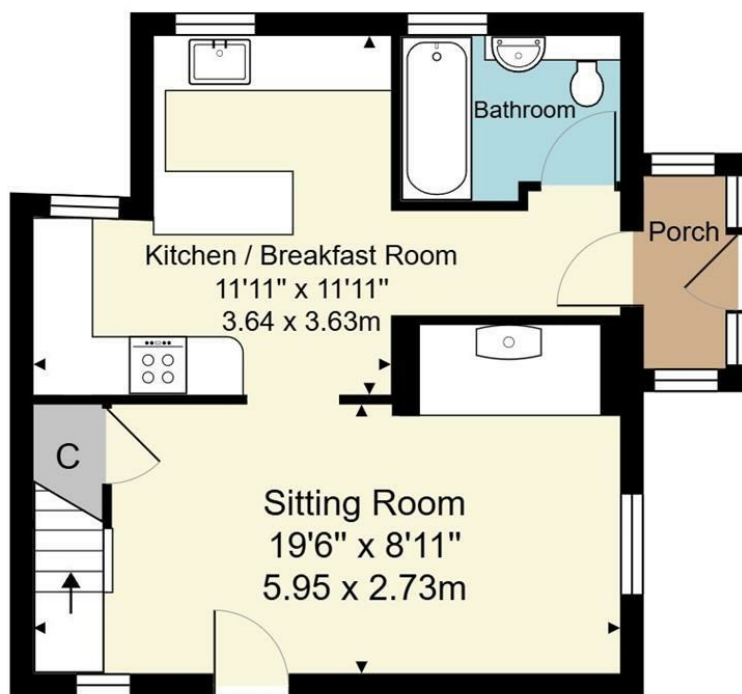
LOCATION

Addington is an extremely popular, idyllic and peaceful village with a village green, public house, 18 hole golf course, equestrian facilities and woodland ideal for walking. There are primary and secondary level schooling options at Ryarsh, West Malling, Borough Green and Wrotham with grammar schools at either Maidstone or Tonbridge. A bus service runs along the A20 for West Malling, Borough Green or further afield. The A20 offers access to junction 2A of the M26 at Wrotham Heath, with further links to the M20 and M25. There are mainline train services at either West Malling or Borough Green, both on the Maidstone/Victoria line, quickest journey to Victoria being approx. 40 minutes

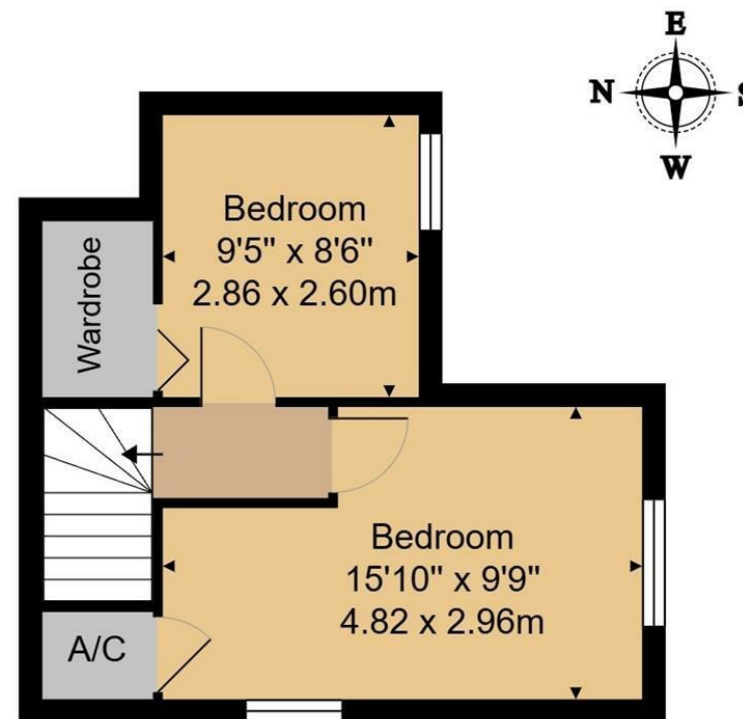
ROUTE TO VIEW

From our West Malling High Street Office proceed north out of town to the A20 and turn left. Continue for approximately 1 mile and turn right into Trottscliffe Road towards Addington. Carry on until reaching the Green where you will see the Ibbett Mosely For Sale sign.





Ground Floor



First Floor



Approx. Gross Internal Area 714 ft² ... 66.3 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.

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EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk