

Ibbett Mosely

6 Pepingstraw Close, Offham, West Malling,
Kent, ME19 5PB



A stunning opportunity to buy a much cherished family home with great potential to modernise and take advantage of the rare rural views of farmland to the rear at the end of the large flat garden.

With great potential to extend, subject to planning agreement this home could surely be a forever family home set in the fabulous and popular Offham village.

Available with NO ONWARD CHAIN at a guide price of £650,000.

- Set in the Heart of the Highly Popular Village of Offham
- Much Cherished Detached house with Great Potential
- Large Private Garden & Outstanding Rural Views
- Garage & Drive
- No onward chain
- Quiet cul de sac location
- EPC rating D - Council Tax Band F
- Guide Price £650,000



Entrance Hall

The entrance hall provides a welcoming space on arrival, with a staircase leading to the first floor. It connects to the sitting and dining room, kitchen, and downstairs WC, allowing easy access throughout the ground floor.

Sitting / Dining Room
20'11" x 15'10"

This inviting sitting and dining room stretches generously, offering ample space for relaxing and entertaining. Large windows flood the room with natural light and provide lovely views over the garden and surrounding countryside, while a doorway leads to the kitchen. The room's layout allows for easy flow and versatility in furniture placement.

Kitchen
10'7" x 8'11"

The kitchen features a practical arrangement with a good amount of countertop space and storage. Natural light comes through the window above the sink, which overlooks the garden. Fitted appliances include a gas hob and built-in oven, and there is space for a washing machine. A door leads directly out to the garden, making it convenient for outdoor dining or gardening tasks.

WC

A compact WC is located on the ground floor, painted in a fresh blue shade. It is equipped with a toilet and a small washbasin, finished with practical tiling and vinyl flooring.

Landing

The first-floor landing has a window and access to a balcony which overlooks the front garden and street beyond. It connects all three bedrooms and the shower room, with fitted storage cupboards also present.

Bedroom 1
15'10" x 11'0"

The largest bedroom features built-in wardrobes and is brightened by a large window offering views across the front garden and surrounding area. The room is spacious enough to accommodate a double bed and additional bedroom furniture comfortably.









Bedroom 2

11'11" x 10'7"

This well-proportioned bedroom offers a bright and airy atmosphere with a large window framing views over the garden and beyond. Neutral décor and a fitted wardrobe provide practical storage while allowing space for additional furniture.

Bedroom 3

8'11" x 7'5"

This bedroom enjoys natural light from a front-facing window, with room for a bed and additional furnishings. The space is versatile and could also serve as a home office or nursery.

Shower Room

The first-floor shower room is finished in soft blue tones and includes a corner shower unit with glass doors, a washbasin, and a toilet. A window allows natural light to brighten the room, creating a fresh and clean environment.

Front Garden

The front exterior of the property features a driveway leading to an integrated garage, along with a lawn bordered by colourful flowerbeds. The entrance porch provides a sheltered welcome, and the façade is a mix of white render and brickwork under a pitched roof.

Rear Garden

The rear garden is a generous, mainly lawned space bordered by mature hedges and trees which provide privacy. A patio area offers a pleasant spot for outdoor seating and dining, with a lovely outlook over open countryside and distant views to the horizon.

Offham Village

The house is located in the heart of the historic village of Offham, noted in the Domesday book and known for having the only medieval quintain left in the country. The village has an excellent community,











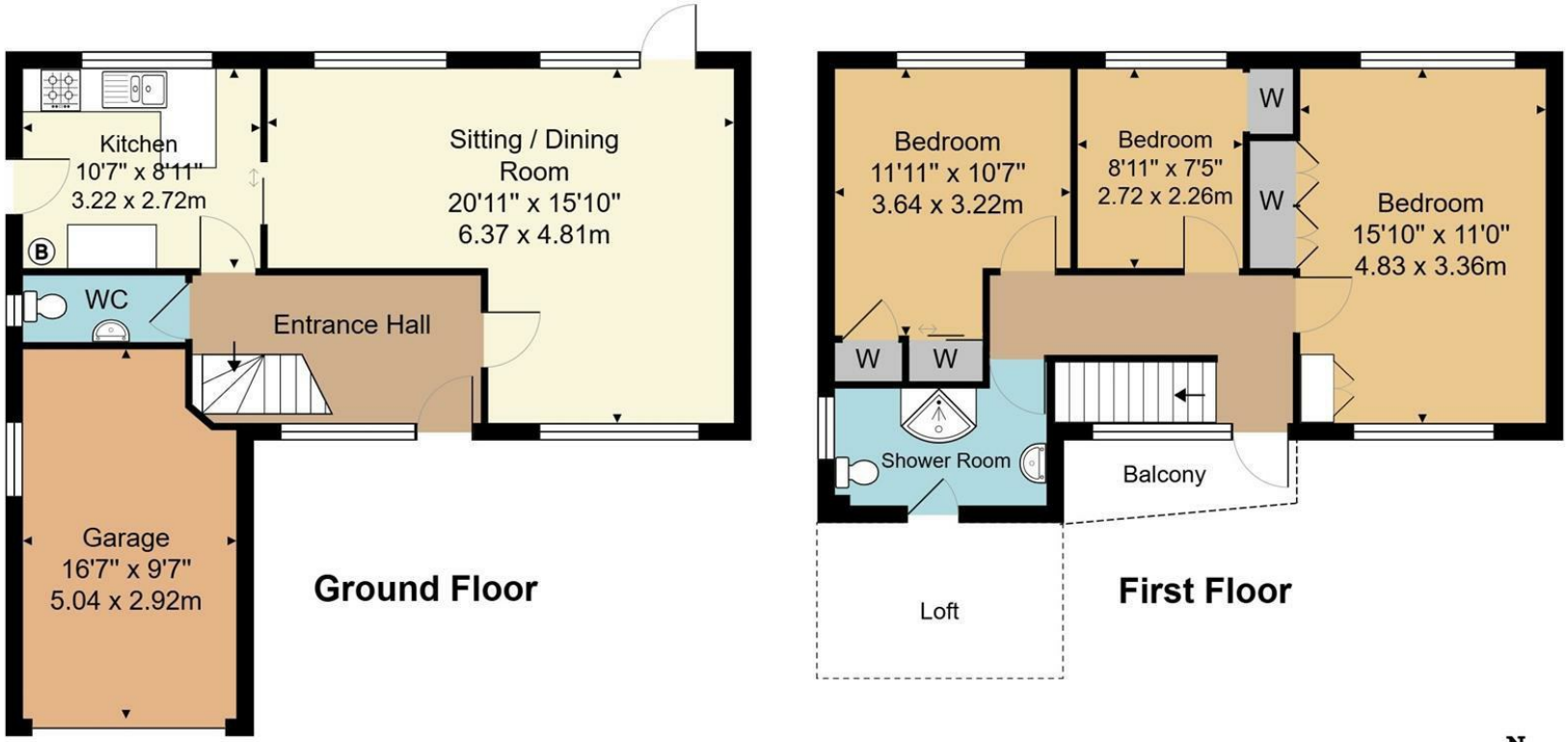


with cricket and tennis clubs for residents. The Offham Society is a free membership club for all those who live in the village and activities include an annual Trivial Pursuit evening and Lazy Sunday Jazz on Cosgrave Field. The Village Hall offers various classes and activities including film nights, Cubs, Yoga, Kick-Boxing amongst many others. Finally, there is The King's Arms Pub which offers a pizza van on Wednesday evening, Thai night on Saturday and Sunday lunch.

Offham has a well renowned and fun May Day celebration on the village green, which includes maypole dancing by the village school, the crowning of a May Queen, dog competitions, charity stalls and Morris dancing at the pub.

The active market town of West Malling sits approximately 1.5 miles away to the east with its wider range of amenities, shops and restaurants together with its main line train station, now running trains into London Bridge station in 44 minutes.

The M26 and M20 are both within 3.5 miles of the property, providing easy access to the M25, international airports, and London. The village has an excellent primary school, with other good primary schools in nearby West Malling, Kings Hill, and Mereworth. There are also well-regarded grammar and private schools in the area, with a good bus service running through the village to many of the nearby schools.



Approx. Gross Internal Area 1173 ft² ... 109.0 m²
(Includes Garage)

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- D

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