

Ibbett Mosely



**Red Lion House Church Road, Offham, West Malling, ME19 5NY
TO LET £4,450 Per Month**



*...a name you can trust
offices in Kent and London*



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

A fabulous characterful property for rent that was converted from a public house, offering over 3800 sqft of accommodation.

Situated in the desirable village of Offham.

Available now for rent.

£4,950 PCM

- Former Public House Converted in 1996
- Charm and Characterful Throughout
- Private Rear Garden
- Off Road Parking for Several Vehicles to Front Drive
- Useful Two Chamber Cellars plus Utility Room
- Annex Conversion
- Four Reception Rooms. Five Bedrooms
- Recently Renovated and Immaculately Presented
- EPC Rating D
- Council Tax Band G

A fabulous characterful property for rent that was converted from a public house and offering over 3800 sq ft of accommodation

Description

Central Hallway - Gives access to stairs to upper floors. Cloak room, Pantry and Lower Cellar Chambers.

Kitchen/Diner - With range cooker, Shaker styled units.

Reception Room - Study/Office with period fireplace and character beams.

Separate Lounge - 30' x 15'11"

Rear Lobby - Compromising Utility Room/Boot Room and Storage

Conservatory/Orangery positioned off the Study/Reception Room which flows into the Coach House

Coach House - 33 ft long substantial room with

double aspect windows, vaulted ceiling and shower room offset

Stairs from Central Hallway to First Floor

Bedroom 1 (Primary)
16'11" x 11'10" with ensuite, wardrobe, feature fireplace and exposed beams

Bedrooms 2 & 3
Both double sized rooms with shared bathroom which features roll top bath and separate shower cubicle

Second Floor
Bedrooms 4 & 5
Separated by shared bathroom and staircase

Grounds - Frontage mainly gravelled to accommodate parking for several vehicles

Plus private secluded rear garden, planted with mature trees, hedgerows and 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.

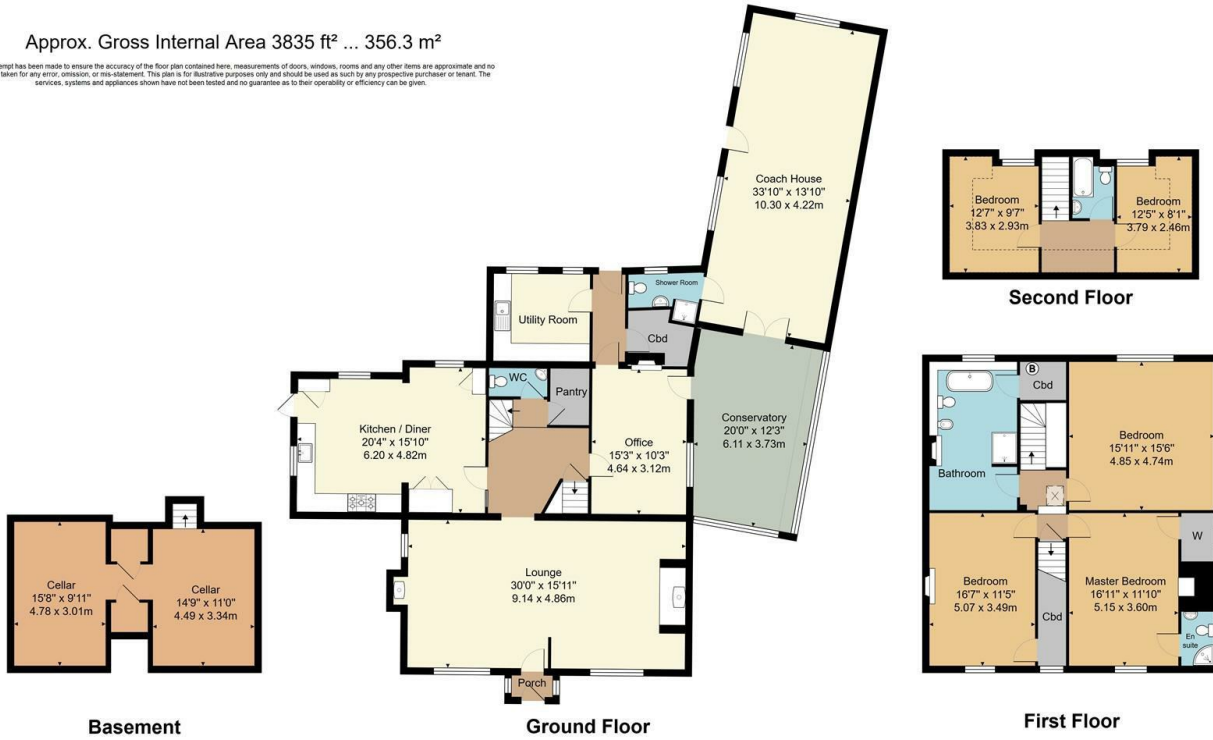
Nearby is the historic market town of West Malling offering a variety of amenities, shops and eateries. Plus West Malling and Borough Green railway stations serve London (Victoria) and surrounding towns.

There are easy links to the M20. M26/M25 Motorways.



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.



Tonbridge 01732 351323

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

www.ibbettmosely.co.uk

IMPORTANT Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessors, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item, (iii) no person in the employment of Ibbett Mosely, has any authority to make or give representation of warranty whatsoever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London