



Roughetts Road

Ryarsh, West Malling, Kent



**Knight
Frank**

A fantastic, contemporary, recently modernised four bedroom family home, situated in Ryarsh, West Malling.



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Summary of accommodation

The House

Ground floor: Kitchen/dining room | Utility room | Sitting room | Bedroom | Shower room | WC

First floor: Principal bedroom with dressing room and en suite | Two further bedrooms | Family bathroom

Outside

Summerhouse | Shed | Greenhouse





Situation

Times and distances are approximate.



Ryarsh sits at the foot of the North Downs, two miles from West Malling with its attractive high street, boutiques, restaurants, chemist and Tesco.



Ryarsh has a popular village pub - The Duke of Wellington, primary school, village hall and playground.



There are some fabulous walks in the local area, in addition to access to many leisure facilities including several nearby golf clubs, West Malling Manor Park and leisure centres / gyms in Kings Hill and Larkfield. Maidstone and Sevenoaks town centres are approximately 8 and 10.9 miles away respectively with a wider range of shopping, social and educational facilities.



West Malling and Borough Green offer mainline services to London Victoria and London Bridge. High speed rail to London Stratford and St Pancras from nearby Snodland and Ebbsfleet International.



The house is conveniently located for the M20 at Wrotham providing links to the national motorway network, London, Gatwick, Stansted and Heathrow airports, the Channel Tunnel and the Kent Coast.



The area is also renowned for an excellent range of private and state schools including Tonbridge School, The Kings School Rochester, Cobham Hall and Sevenoaks.





The House

A thoughtfully designed and modern family home offering a perfect blend of functionality, style, and comfort. This contemporary home is impeccably finished, boasting well-proportioned living spaces and an abundance of natural light throughout.

The property welcomes you with a spacious and inviting entrance hall, setting the tone for the rest of the home. To the left, you'll find an expansive open-plan kitchen, living, and dining area, reimagined and meticulously updated by the current vendors.

The heart of the home is flooded with natural light, thanks to strategically placed skylights, large windows, and bifold doors that open seamlessly onto the garden. This bright, airy space is ideal for both entertaining and family gatherings. To the right of the entrance hall is a cosy sitting room/snug, offering a versatile space. Adjacent to this, is a generously sized downstairs bedroom, ideal for guests or multigenerational living, and a modern shower room. Completing the ground floor is a practical utility room and a convenient cloakroom/WC.

Upstairs, the property offers three spacious double bedrooms. The principal suite is a standout feature, with its luxurious dressing room leading to a beautifully designed en suite bathroom. The two additional double bedrooms are well-appointed and share a stylish family bathroom equipped with a bath and separate shower.





Gardens and Grounds

The exterior of the property is equally impressive. A private driveway provides ample parking for multiple vehicles.

The landscaped rear garden features a mix of mature shrubs, inviting patio areas, and a large, gravelled section that offers potential for further landscaping/development. Currently, this space houses a summer house and a garden shed. Overall, this home balances contemporary design with functional living, making it an ideal choice for families seeking style, space, and comfort.

Property Information

Tenure: Freehold.

Local Authority: Tonbridge & Malling Borough Council

Council Tax: Band G

EPC: B

Postcode: ME19 5LF

Viewing: Strictly by appointment through Knight Frank.

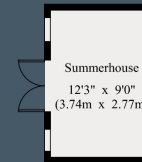
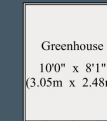
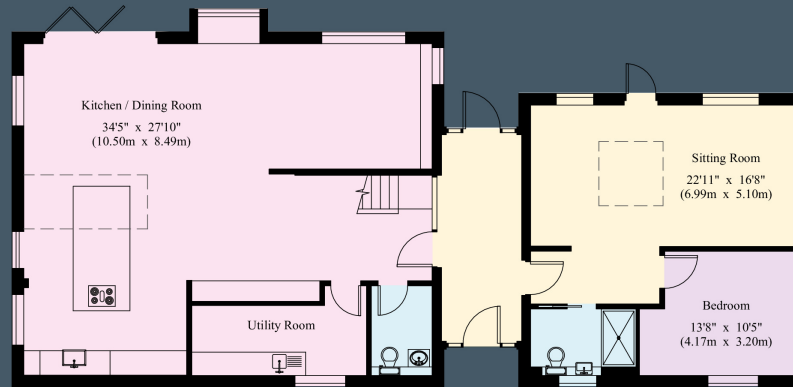
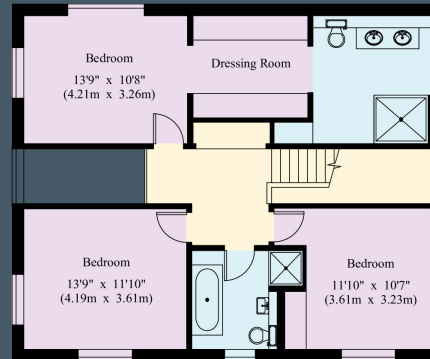


Approximate Gross Internal Floor Area

House: 237.2 sq.m / 2,553 sq.ft

Outbuildings: 26.3 sq.m / 283 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated October 2024.

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