



Ibbett Mosely

The Street, Mereworth ME18 5LZ  
Offers In Excess Of £700,000



## Beechmore, The Street, Mereworth, ME18 5LZ

**A DISTINCTIVE GEORGIAN VILLA WITH A BEAUTIFULLY LANDSCAPED SECLUDED REAR GARDEN, DOUBLE TANDEM GARAGE AND PRIVATE DRIVEWAY SITTING IN A CENTRAL POSITION IN THE PICTURESQUE VILLAGE OF MEREWORTH WITH VIEWS OVER OPEN COUNTRYSIDE.**

**Offers in Excess of £700,000**

- Double Fronted Georgian Villa
- Stunning Original Features
- Reception Hall with Inglenook Fireplace
- Offers in Excess of £700,000
- Four Double Bedrooms
- Spacious Sitting Room
- Bathroom & Shower Room
- Beautifully Landscaped Garden
- Village Location
- Views of Open Countryside to Front & Rear

Ibbett Mosely are delighted to bring to the market this most attractive Georgian villa with an abundance of charm and period features including exposed beams, attractive fireplaces and a catslide roof. The stunning secluded gardens to the rear are beautifully designed and maintained and the double garage and private driveway together affording off road parking for five cars. The property is set in a village location within a conservation area and enjoys views across open countryside.

### MEREWORTH

Mereworth is a small village lying just off the current A26 Maidstone to Tonbridge road. It lies between the villages of Wateringbury and West Peckham near the crossing of Seven Mile Lane with the A26. Mereworth has its own primary school and historic church. The Maidstone to Tonbridge bus service passes through the village, and the nearest main line stations are West Malling about 3 miles and Paddock Wood about 5 miles south. The M20 motorway is accessible 4 miles to the north at Wrotham Heath.

### ACCOMMODATION

The accommodation at Beechmore is arranged over three floors with the ground floor comprising a reception hall with an inglenook fireplace housing a wood burning stove, a spacious sitting room with open fire and the fitted kitchen at the rear of the property overlooking the garden. A well appointed family bathroom completes the ground floor accommodation.

On the first floor there are two double bedrooms and a modern shower room and two further double bedrooms are on the second floor.

### GARDEN

The gardens at Beechmore are incredibly pretty. The rear garden in particular is a fantastic feature of the property, offering tranquility and seclusion. The garden is north west facing and enjoys the sun all day. It is mainly laid to lawn, landscaped with mature planting and apple trees by the paved patio area. At the foot of the garden there is a summer house, storage shed and steps lead to a gravelled seating area overlooking the open fields to the rear.

### GARAGE & DRIVEWAY

The private driveway leads to the double tandem style garage that together affords off road parking for five cars. The garage has an up and over door, light and power.

TONBRIDGE & MALLING BOROUGH COUNCIL  
Tax Band F

### AGENTS NOTES

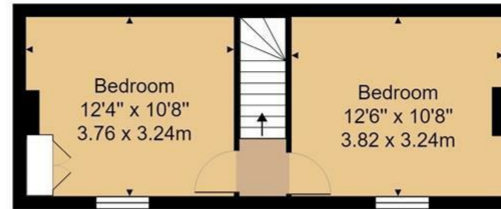
Please note that the property is not a listed building. The location is a conservation area.



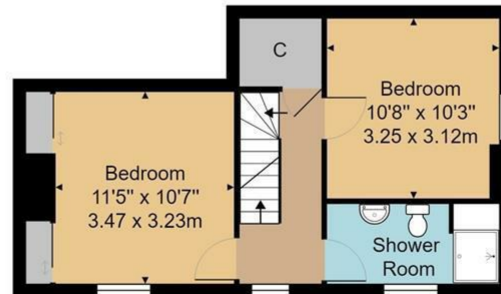




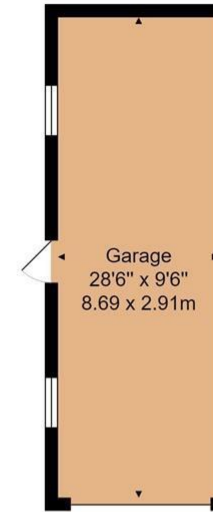
Ground Floor



Second Floor

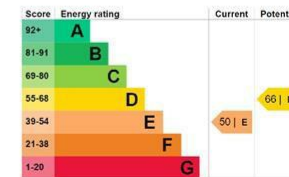


First Floor



Garage

House Approx. Gross Internal Area 1464 sq. ft / 136.0 sq. m  
 Garage Approx. Internal Area 272 sq. ft / 25.2 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.

Ibbett Mosely

West Malling 01732 842668

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