



Ibbett Mosely

The Little Cottage Pilgrims Way, Trottiscliffe,
West Malling, ME19 5EW



A fantastic opportunity to buy this flexible chalet style bungalow offering good sized accommodation in a rural setting with the option of no onward chain.

Positioned on the edge of Trottiscliffe village that offers a great school, church and two pubs it really is a community to be involved in or take in the tranquil country setting on the historic Pilgrims Way.

Guide Price £650,000

Entrance Hall

This welcoming entrance hall features charming stripped wooden floors that extend through much of the ground floor. The walls are painted a crisp white, creating a bright and airy atmosphere, and a large round mirror and classic furniture add a touch of elegance. The hallway provides access to the sitting/dining room, kitchen, and stairs to the first floor.

Sitting / Dining Room

18'8" x 14'9"

The sitting and dining room is a spacious area with light wooden flooring and dark green walls contrasted by a floral wallpaper feature. A wood-burning stove with a stone hearth adds warmth and character, while comfortable sofas and a wooden dining table create a versatile space for relaxing and entertaining. Large windows provide natural light, enhancing the cosy yet stylish feel of the room.

Kitchen

14'9" x 10'9"

The kitchen is a bright, practical space featuring a combination of white cabinetry and wooden work surfaces, complemented by warm wooden

- Detached house three bedroom house
- Three spacious bedrooms over two floors
- Two modern bathrooms
- Large reception room
- Private rear garden
- Rural views, peaceful setting
- Walk to village pubs
- Near popular local school
- Easy access to motorways
- No onward chain, move in ready

floors. A large central island provides extra preparation space, and modern appliances including a range cooker and dishwasher are integrated for convenience. French doors open to the garden, allowing natural light to flood in and creating easy access for outdoor dining and entertaining.

Bedroom 2 / Study

14'0" x 9'6"

This versatile room is currently used as a home office and exercise space. It features a soft mauve wall colour with matching wood panelling, paired with a dark carpeted floor for comfort. The room is well lit by a double window and has ample space for multiple desks and a daybed, making it ideal for working from home or hobbies.

Bathroom

The family bathroom has a fresh and contemporary feel with patterned floor tiles and white cabinetry beneath the washbasin. It includes a bath with shower over, a toilet, and a small window to bring in natural light. Storage shelves are neatly integrated for convenience.





Bedroom 3

14'0 x 10'1

A spacious double bedroom overlooking the rear garden.

Landing

The landing is a bright and airy space at the top of the stairs, featuring a large window which allows plenty of natural light to flood the area. The wooden banister adds a warm, traditional touch to this often overlooked space, connecting the ground floor to the bedrooms and bathroom on the upper floor.

Master Bedroom

16'7" x 13'11"

The master bedroom is a spacious and relaxing retreat with neutral tones and a patterned bedspread that adds subtle interest. The sloping ceilings and dormer windows create a cosy atmosphere, while built-in storage along the lower walls maximises space. French doors lead out to a balcony, offering views over the garden and beyond.

En suite

The en suite bathroom is bright and clean with simple white tiles and fittings. It features a bathtub, toilet, and washbasin, all set on a tiled floor. The room provides a private and practical space within the master suite.

Rear Garden

The rear garden offers a spacious outdoor area with a paved patio, ideal for relaxing or entertaining. Beyond the patio is a large lawn bordered by fencing and mature trees, providing privacy and a natural outlook. The garden enjoys open views over the surrounding greenery, creating a peaceful and private setting.

Front Exterior

The front exterior of the property features a large gravel driveway with ample parking space, bordered by mature hedging and fencing for privacy. The house itself has a charming character with a white rendered facade, a tiled roof, and a covered porch alongside a log store, adding to the rural feel of the home.

Location





Located in the Kent Downs Area of Outstanding Natural Beauty, Trottiscliffe is a charming Kentish village with a good community spirit and a range of day-to-day amenities including local shopping, a public house, church and popular primary school. The nearby historic market town of West Malling offers an eclectic range of boutique shops, coffee shops, public houses and restaurants as well as a GP surgery and mainline train station with services to London Victoria. Slightly further afield, Sevenoaks offers more extensive shopping, service, leisure and recreational amenities. Local leisure facilities include golf at Wrotham Heath and West Malling, a David Lloyd Leisure Centre, Trosley Country Park and motor racing at Brands Hatch.

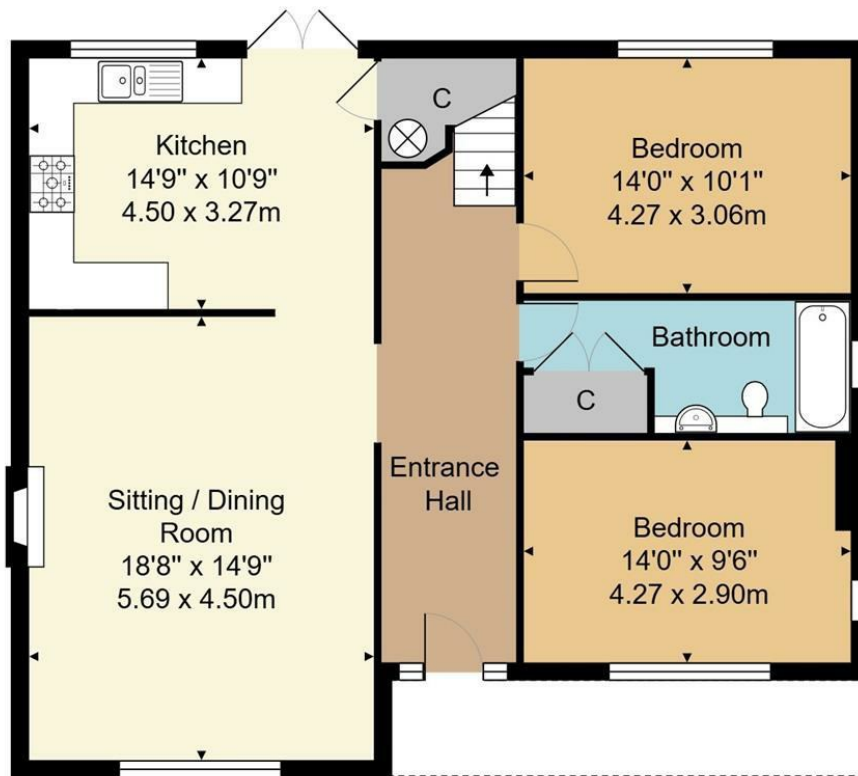
Communications links are excellent: the nearby M26 and M20 provide easy access to the M2, M25 and national motorway network, Ashford International, the Port of Dover and Channel Tunnel at Folkestone offer regular services to the Continent and Borough Green & Wrotham station offers regular services to central London in around 45 minutes.



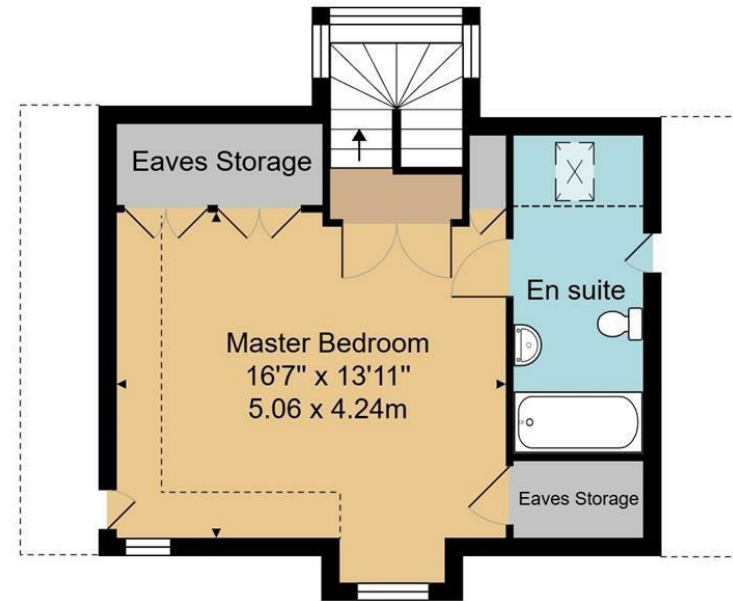
The area offers a good selection of state primary and secondary schooling including Meopham School (rated Outstanding by Ofsted), together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including Cobham Hall, St. Andrew's, Rochester Independent College, King's and Gad's Hill.

West Malling 3.7 miles, Sevenoaks 10.0 miles, Borough Green & Wrotham station 3.6 miles (London Victoria 47 minutes), M26 (Jct. 2a) 2.3 miles, M20 (Jct. 2) 3.1 miles, London City Airport 27.4 m





Ground Floor



First Floor

Approx. Gross Internal Area 1400 ft² ... 130.0 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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Sevenoaks 01732 452246

EPC Rating- F

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