



Ibbett Mosely

Wits End, 28 Rectory Lane South, Leybourne,  
West Malling, ME19 5HB







This fabulous family home has so much to offer with its stylish extension and large garden as well its flexibility to offer lateral living giving options to accommodate the whole family. Situated on a desirable road within easy reach of amenities including popular West Malling High Street and mainline station.

Guide Price £950,000

### Entrance Hall

The spacious Entrance Hall welcomes you with a real slate tiled floor and a bright, airy ambiance enhanced by natural light from the stairwell above. The wooden staircase has a classic design with carpeted steps and an oak balustrade. This area offers access to the main rooms on the ground floor and includes practical storage options beneath the stairs, making it a functional and inviting first impression of the home.

### Kitchen / Dining / Family Room

31'10" x 15'10"

The Kitchen / Dining / Family Room is a spacious, open-plan area featuring a high vaulted ceiling with exposed wooden beams and several electrically operated skylights that flood the room with natural light. The kitchen is well-equipped with oak wooden cabinetry and black granite countertops. The space flows seamlessly into the dining area, which comfortably accommodates a large wooden dining table and chairs. Adjacent to this is the family seating area, boasting comfortable sofas arranged around a television, set against a backdrop of large windows that overlook the garden and fill the room with daylight. The tiled flooring throughout adds a durable and cohesive look to this airy and inviting space.

### Snug Lounge

18'3" x 11'2"

The snug lounge offers a cosy and comfortable atmosphere, centred around a traditional brick fireplace with a wood-burning stove. Light floods the room through a trio of windows, which also provide pleasant garden views. The room is carpeted and furnished with ample seating, including two large sofas, making it a perfect place to relax or entertain guests in a warm and welcoming setting.

- Extended vaulted open plan living dining kitchen space
- Snug lounge for relaxation
- 4/5 Double Bedrooms , 4 Bathrooms
- Flexible Accommodation with Lateral Living Options for Mobility Issues
- Stunning finish throughout
- Large garden within 0.37 acre overall Plot
- Desirable Road close to West Malling
- Lots of Parking with Large Private Drive & Gated Courtyard
- EPC rating C
- Viewing highly recommended

### Master Bedroom

18'3" x 10'10"

The Master Bedroom is a spacious and calming retreat with a wooden floor and built-in wardrobes integrated into the alcoves. The room is tastefully decorated with a blend of white and warm tones, featuring a comfortable leather bed as the focal point. The window with wooden shutters invites natural light, and the room benefits from both a private ensuite bathroom and separate ensuite shower room for added convenience and comfort.

### En suite Bathroom

8'8 x 5'4

The En suite bathroom features a freestanding bath, a wooden vanity unit with basin, and a window for natural light. The pale tiles on the floor and walls create a calm and relaxing atmosphere, ideal for unwinding after a long day.

### Ensuite Shower Room

8'7 x 8'3

The ensuite shower room to the master bedroom features a spacious walk in shower with a glass door, modern sink set in vanity unit, and a wc. The room is tastefully tiled with a light palette which compliments the natural wood finish of the cabinets, creating a tranquil and practical space.

### Bedroom 2

18'3" x 10'8"

The Bedroom on the ground floor is a generous double room with built-in wardrobes, carpet flooring and neutral tones, creating a warm and inviting space. It benefits from a large window that allow plenty of natural light to fill the room, making it bright and airy. It is a versatile space suitable for use as a guest room or family bedroom.







## Study / Bedroom 5

12'4" x 8'5"

The Study provides a quiet, functional space ideal for working from home. It features fitted carpeting and a door leading to the courtyard garden, allowing natural light. The room has a classic and simple style, with enough space for a desk, chair, and storage, making it a practical addition to the home. However the electrical sockets have been conveniently placed to accommodate a double bed if used as a bedroom.

## Cloak / Shower Room

10'6 x 9'5

The Shower Room is a practical space with modern fittings, including a shower cubicle, WC, and basin. It is tiled in a neutral colour palette and benefits from natural light through a window, making it bright and functional for everyday use.

## Landing

The Landing on the first floor is bright and open, featuring a wooden balustrade that looks down to the Entrance Hall below. Several electrically operated skylights fill the space with natural light, creating a welcoming transition between the two bedrooms and family bathroom upstairs.

## Bedroom 3

17'3" x 10'10"

Bedroom 3 is a spacious double room located on the first floor it features a pitched ceiling with skylights and a bright and airy feel. The room is carpeted and includes a space for desk or additional furniture making it a versatile room for family and guests. This room also has a walk in wardrobe with ample hanging rails offering plenty of storage for clothing and accessories.

## Bedroom 4

19'8" x 10'10"

This bedroom is a charming double room located in the loft space. It has skylights that provide an abundance of natural light and views over the surrounding area. The room has fitted carpets and is furnished with simple modern furniture including a bed, desk and storage.

## Family Bathroom

13' x 6'7

The first-floor Bathroom is a well-sized room fitted with a bath, basin, and WC. The walls and floor are finished in light tones, creating a fresh and clean environment. The two skylights above provide additional natural light.

## Rear Garden

The Rear Garden is a large, well-maintained outdoor space bordered by mature hedges and trees, providing a good degree of privacy. It features a generous lawn area, ideal for outdoor activities and relaxation, plus a paved patio area furnished with garden seating, perfect for entertaining or dining alfresco amid the greenery.







## Front Exterior

The Front Exterior boasts a tarmac & gravel driveway with ample parking space for several vehicles and is beautifully landscaped with decorative shrubs, including a distinctive shaped topiary tree in the centre. The property itself is a charming brick-built home with wooden framed windows and a covered entrance porch that shelters the front door, which adds character and warmth to the façade.

## Courtyard

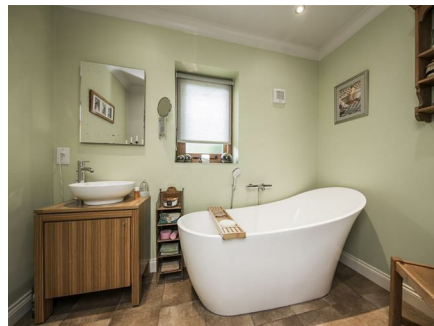
The side courtyard area is gravelled and provides access to the attached garden store with loft space above for more storage, as well as garden gates. The courtyard area provides a tranquil sun trap to relax for later in the afternoon.

## Right side of property

There is another gated paved area which features a benched seating area beside the brick wall of the house and offers useful outdoor storage space including log store, and storage shed with slope roof enhancing the practicality of this area.

## Location

Leybourne village has a highly sought-after Primary school, friendly local 'The Old Rectory' serving food, and boasting outdoor dining and Sky Sports showing all the big matches, a parade of shops, a village hall, children's football teams, and a cricket club for the adults. The village has road links to junction 4 of the M20 giving access to London and the Coast whilst the nearest mainline station is a 5 minute (1.4 miles) drive away at West Malling and has journey times of less than an hour to Charing Cross, London Bridge and London Victoria. The thriving market town of West Malling is just over a mile away and boasts plenty of trendy restaurants, pubs, cafés and tea-rooms, while its range of individual stores and monthly Farmers' Market are ideal for a bit of retail therapy. Manor Park Country Park is just a short walk from the town centre of West Malling. Full of native trees, squirrels, ducks, and swans, you might spot woodpeckers and nuthatches too, while at Leybourne Lakes Country Park (1.5 miles away) you can wild-swim, scuba dive, windsurf, sail and canoe or perhaps just enjoy a picturesque lakeside walk. Golfers are spoilt for choice with two fantastic clubs around 3 miles away; Kings Hill Golf Club and West Malling Golf Club with two 18 holes course or 9.5 miles away is the renowned London Golf Club that boasts two sensational championship courses.







House Approx. Gross Internal Area  
2457 sq. ft / 228.3 sq. m

Approx. Gross Internal Area  
(Incl. Garden Shed)  
2560 sq. ft / 237.8 sq. m

Ground Floor

First Floor

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

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EPC Rating- C

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