



Ibbett Mosely

Callis Court Cottage London Road, Ryarsh,
West Malling, Kent, ME19 5AH



A stunning modern chalet bungalow set behind private electric gates on an approx. 3/4 acre plot. Flexible spacious accommodation set over two floors in this bright turn of the century conversion. Open plan living, modern bathrooms and kitchens, plenty of parking and a triple garage ready for potential conversion.

Guide Price £1,000,000

Entrance Hall

The entrance hall sets a welcoming tone with its light tiled floor and crisp white walls. It provides access to the principal ground floor rooms and stairs to the first floor, with natural light filtering from the stairwell area, which features glass panels and oak handrails enhancing the contemporary feel.

Kitchen / Diner

27'8" x 16'3"

This spacious kitchen and dining area extends over 27 feet in length, offering a bright, open-plan layout. It features a central island with a wooden countertop, complemented by surrounding white cabinetry and ample workspace. The kitchen is fitted with modern appliances including a large cooker and hood, and benefits from natural light through multiple windows and French doors that open out to the rear garden. The adjoining dining space comfortably accommodates a sizeable table, with tiled flooring throughout that enhances the sense of space and light.

Sitting Room

15'10" x 13'9"

The sitting room is a comfortable and light

- Large 0.73-acre plot
- Modern open-plan living to kitchen and dining room
- Four spacious double bedrooms with flexible usage
- Ground Floor Main bedroom with ensuite
- Quality fittings throughout including stunning bathrooms and kitchen
- Colonial shutters fitted for convenience and modern look.
- Fantastic gardens front and rear
- Security Electric gated drive with multiple vehicle parking
- Triple garages with potential conversion subject to planning regulations
- Close to station and motorway and West Malling High Street

space, carpeted for warmth and leading directly onto the garden through large sliding doors. The neutral decor and ample natural light provide a peaceful setting for relaxing or entertaining, with views over the well-maintained rear garden.

Cloakroom

A convenient ground floor WC room enjoys tiled flooring and benefits from a small window providing natural light and ventilation. It is fitted with a contemporary toilet and a stylish glass bowl washbasin set on a metal stand, combining functionality with modern design.

Bedroom / Study

12'8" x 11'6"

This flexible room on the ground floor serves as a bedroom or study. It is comfortably carpeted with neutral walls and benefits from a large window overlooking the front of the property, allowing plenty of natural light to brighten the space. The room provides a versatile area suitable for work or rest.

Master Bedroom

15'10" x 12'8"

The master bedroom on the ground floor offers generous proportions with a large window to the rear garden. It is carpeted and painted in neutral





tones for a serene atmosphere. The room features an ensuite bathroom, accessed via a wooden door, providing privacy and convenience.

En suite

The ensuite bathroom adjoining the master bedroom is fitted with dual basins set into a white vanity unit beneath a large window. There is a walk-in shower with glass screen and further natural light from the window, while tiled walls and floors create a clean, fresh atmosphere.

Landing

The first floor landing is bright and airy, featuring a skylight that floods the space with natural light. Glass panels with oak handrails line the stairwell, complementing the modern feel of the home and providing views down to the entrance hall below.

Bedroom 2

16'5" x 16'4"

Bedroom two is a spacious room with neutral decor and carpeting, featuring built-in wardrobes with mirrored sliding doors along one wall. A large window offers views across the front garden, filling the room with natural light and creating a restful retreat.

Bedroom 3

16'4" x 16'4"

Bedroom three is a light and airy space, with a neutral colour scheme and carpeted flooring. The room benefits from substantial built-in storage and a window with plantation shutters that frame views of the front garden, making it a comfortable and practical bedroom.

Bathroom

The family bathroom on the first floor is fitted with a freestanding bathtub beneath a large window, a walk-in shower with glass screen, and a modern white basin and toilet. Light tiled flooring and partial wall tiling create a fresh, spa-like ambiance with plenty of natural light.





Rear Garden

The rear garden extends well beyond the rear of the house, offering a large lawn bordered by mature trees and shrubs, providing privacy and a peaceful setting. There is a paved patio area immediately outside the back of the property, ideal for outdoor dining or relaxing while enjoying views over the extensive garden.

Front Exterior

The front exterior is approached via a long gravel driveway, leading to a spacious parking area with a triple garage to one side. The garage is a substantial structure with three individual doors and ample space for multiple vehicles. Mature trees and hedging surround the property, adding privacy and a natural backdrop.

Garage

27'11" x 19'6"

The garage is a large, triple bay building measuring approximately 8.50 by 5.93 metres internally. It features three separate doors and offers extensive storage or parking space for vehicles.

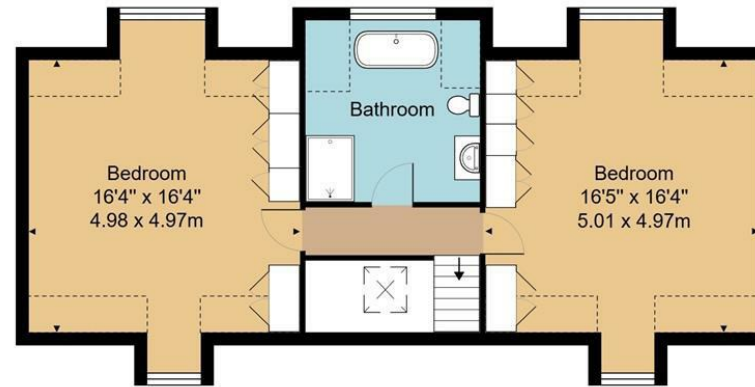
Location

The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

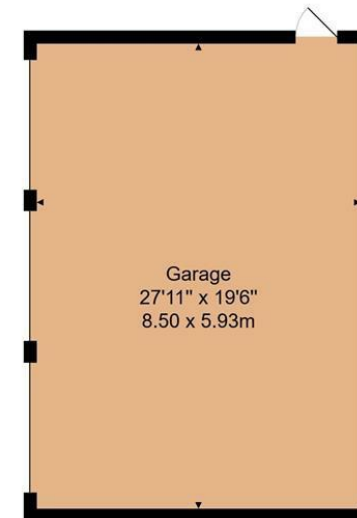




Ground Floor



First Floor



House Approx. Gross Internal Area 2001 sq. ft / 185.9 sq. m
 Garage Approx. Internal Area 543 sq. ft / 50.4 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.



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