



Ibbett Mosely

Merrythought London Road, Addington, West  
Malling, ME19 5PL



A stunning extended family home set in a wonderful plot in the ever popular Addington area. A rare opportunity to buy a ready made home with further potential.

Guide Price £975,000

- Detached Extended Family Home
- Ensuite to Master Bedroom
- Modern Open Plan Kitchen Diner
- Stunning Gardens in 0.43 acre plot
- 1930s style mixed with modern convenience
- Large Drive offering plenty of parking
- Integrated Garage offering further possibilities.
- Popular Addington West Malling Location
- EPC rating D - Council Tax Band F
- Guide Price £975,000

### Entrance Hall

The entrance hall welcomes you with light wooden flooring and a fresh white decor, featuring a staircase leading to the first floor. This hallway creates a warm and inviting first impression, connecting the main living spaces with ease.

### Sitting Room

12'6" x 11'11"

This sitting room offers a cosy yet spacious setting with soft carpeting and a classic wood fireplace as the focal point. Ample natural light floods in through large windows, and the neutral wall tones provide a calm and relaxing atmosphere.

### Dining Room

13'0" x 11'11"

The dining room, adjacent to the sitting room, features a charming brick fireplace adding character to the space. The generous window floods the room with natural light, and the carpeted floor complements the traditional ambience. There is access to the garden, making it ideal for indoor-outdoor dining.

### Kitchen / Breakfast Room

21'7" x 9'1"

The kitchen/breakfast room is a bright, modern space fitted with modern grey cabinetry and wooden block work surfaces. It features a farmhouse-style sink beneath a large window overlooking the garden, with a dual range oven and ample storage. The wood flooring adds warmth, and the layout incorporates a breakfast bar with seating and a dining area by French doors opening onto the garden patio. A fabulous pantry is also provided.

### Garage

16'2" x 12'7"

The garage provides a spacious area ideal for parking and storage, accessible from the front of the property with internal access via the entrance hall.

### Landing

The upstairs landing is bright and spacious, with a large window and carpeted flooring. It provides access to all bedrooms and bathrooms on this floor.





## Master Bedroom

16'4" x 12'7"

The master bedroom is generously proportioned, featuring a large window with garden views and built-in wardrobes along one wall. It benefits from an en suite shower room, providing privacy and convenience.

## En suite

The en suite shower room off the master bedroom features a walk-in shower, a pedestal sink, and a toilet, all finished with neutral tiling and a window providing natural light and ventilation.

## Bedroom 2

9'2" x 7'2"

A smaller bedroom provides a cosy retreat with natural light from a window to the outside. Neutral tones create a calm environment suitable for a single bedroom or child's room.

## Bedroom 3

12'5" x 12'0"

This bedroom enjoys ample natural light through a large window and offers neutral decor and carpet flooring, creating a comfortable and restful space.

## Bedroom 4

13'1" x 11'11"

The fourth bedroom is a bright and spacious room with a large window overlooking the garden. Neutral carpets and simple decor provide a tranquil retreat.

## Bedroom 5 / Study

8'8" x 7'8"

This bedroom/study offers a versatile space with a window that allows natural light to fill the room. It could serve as a quiet home office or an additional bedroom, featuring neutral decor throughout.

## Bathroom

The main bathroom is fitted with a bath, a white vanity unit with sink, and a toilet. The walls around the bath are decorated with blue and white tiling, adding a fresh look to the space.





## Garden

A beautifully maintained rear garden offers a generous expanse of lawn bordered by mature trees and shrubbery, creating a private and tranquil outdoor space. There are flower beds and various seating areas, perfect for enjoying the outdoors or entertaining guests. This wraps around the side of the house to a large front garden offering shading with trees and further lawn area. A great opportunity to extend this home within a good sized plot.

## Drive

A long gravelled drive runs from the road opening up to a large parking area for multiple cars and access to the integral garage.

## Location

This fabulous family home is situated in the popular village of Addington, a designated area of 'outstanding natural beauty.' The village is home to West Malling Golf Club, The Angel Inn, Addington Village Hall and a beautiful Grade I listed church. Also of note is the local country park spread across 160 acres on the crest of the North Downs and also benefits from good local hacking and equestrian facilities nearby.

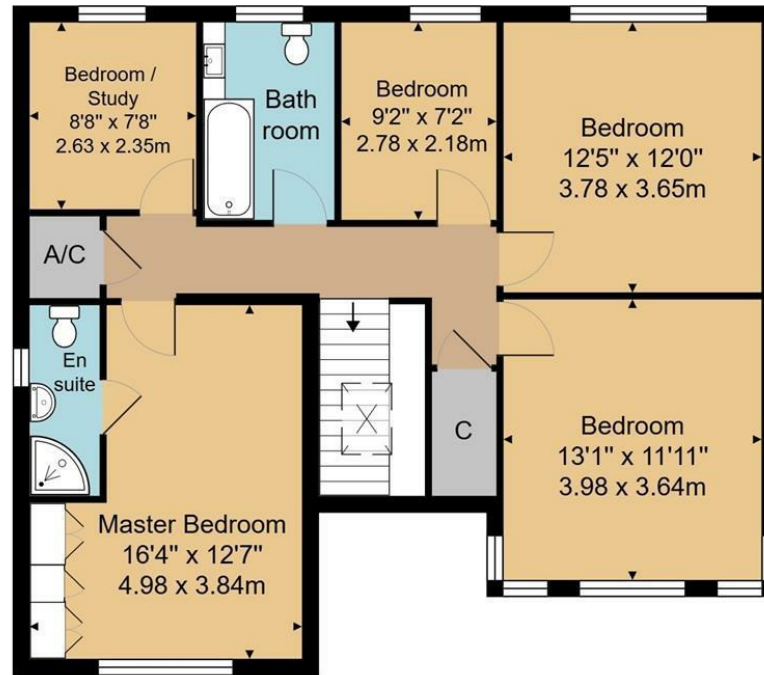
Addington is in close proximity to Trottiscliffe and Ryarsh villages. Also nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses.

West Malling and Borough Green railway stations serve London (Victoria). 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 (Charing Cross/Cannon Street). 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 a good number of well regarded state and independent schools in the area.



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1793 ft<sup>2</sup> ... 166.5 m<sup>2</sup>  
(Includes Garage)

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**

**Sevenoaks 01732 452246**

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EPC Rating- D

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