



## Addington Lane, Trottiscliffe, West Malling, Kent ME19 5DW

### £ FREEHOLD

Located in this rural village lane, just off the central village green, a most charming period detached country house under a peg tiled roof, standing on a very large plot of about one acre, backing onto open countryside. The house has not been listed. It has the benefit of a separate studio/granny annexe. The lawn gardens offer total seclusion, extensive with numerous trees and small orchard, shrub borders and garden sheds with greenhouse. The southern half of the garden is Green Belt.

It has tremendous character dating in parts back to the 17th century, the accommodation arranged over two floors, with three large reception rooms, a kitchen and shower/utility room downstairs, with four bedrooms/ two bathrooms upstairs, one en-suite to the main bedroom. Features include a splendid main drawing room with an unusually high 9' heavy oak beamed ceiling and small Inglenook fireplace, plus an exceptionally large dayroom/ dining room, open plan to the pine kitchen. This in-turn leads through to the sitting room and shower/utility room at the far end. The two front bedrooms are found in the oldest part and feature original oak beamed ceilings and part beamed walls.

The house is approached via double wooden gates, leading to the long gravel driveway with the detached studio annexe located at the end, and the house to one side, with the extensive lawn gardens to the other. It is in need of modernisation, however, is quite habitable and offered with immediate possession, with no chain involved in the sale. It has full gas fired central and all the windows have been replaced with upvc sealed double glazed units. New wiring would no doubt be ideal, together with a new kitchen and bathrooms.

Orchard House is located in this much desired conservation area, some 3.6 miles away to the old town of West Malling, with its high street shops and mainline railway station providing a service into central London Blackfriars and Victoria. Sevenoaks is 10.9 miles away and offers a larger selection of shops and restaurants, plus the mainline railway line providing a very fast rush hour service into London Bridge, Charing Cross, Cannon Street and Blackfriars. It also has a service into St.Pancras and Ashford International Terminals. The village is ideally placed for quick access onto the M26 motorway, leading to the M25 and national routes, also with the M20/A20 close-by.

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**Accommodation comprises :**

\* Three Reception Rooms \* Kitchen \* Shower / Utility room\* Four Bedrooms \* Two Bathrooms (one en-suite)  
\* Self-contained Studio/Annexe \* Full sealed unit Double Glazing \* Gas Fired Central Heating \* Driveway and  
Extensive Lawn Gardens to one acre \* Mains Electricity, Gas And Water, Private Sewerage\*

The accommodation is arranged as follows :

**GROUND FLOOR**

- Entrance :                      Approached via a gravel driveway, with a large covered paved terrace and main doorway.
- Reception Hall :              A large open-plan area through to the kitchen. The whole area with lovely 12" natural terracotta floor tiles, substantial pine beams to the entire ceiling with recessed downlighters, two uPVC doors onto the front terrace, with three uPVC windows looking out across the lawn garden to the side, natural rag stone walls painted white, alcove cupboard providing storage space with two shelves above, floor standing ' Potterton Kingfisher 2 ' gas fired boiler serving the heating and hot water.
- Kitchen Area :                Comprehensive range of 'Chartham' custom made pine country style wall and floor cupboards, tiled work surfaces, stainless steel sink unit with mixer tap, ' Belling' free standing electric ceramic hob cooker, filter hood above, integrated ' Bosch ' dishwasher, tall larder cupboard housing freezer and space above for fridge. Recently upgraded, wall mounted RCD fuse board. Double aspect windows overlooking the gardens to the front.
- Main Drawing Room :              A splendid reception room within the oldest part of the house, an exceptionally high ceiling with heavy oak beams, small original Inglenook fireplace with two inset seats and old oak bressemer, two bow windows overlooking the side gardens, large window to the front lane, central alcove with oak doorhead - originally the main entrance to the old cottage, head height niche window, larger window looking out to Addington Lane. Original exterior canopied porch (not in use).
- Second Reception Room :              A long room, with heavy pine beamed ceiling to first half, the rear half with sloping vaulted ceiling and three painted beams, a lovely working fireplace (untested), in ornate pine surround with marble slips and hearth, side alcove, windows on either side looking out over the gardens. Double doors at the far end open into:
- Shower Room/  
Utility.                              Newly installed long walk-in shower, tiled with part glass screen and thermostatic shower valve, W.C. with concealed cistern & macerator, traditional style wash hand basin on vanity unit, medicine cabinet. Small window to the side & door to garden.

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**FIRST FLOOR**

- Half Landing : This area has three varying levels with several stairs. The top area leading to...
- Front Corner  
Bedroom 2 : A most charming double aspect room within the old part, featuring 17<sup>th</sup> century oak beamed ceiling and part beamed wall, pine door & windows to both Addington Lane and also across the main gardens.
- Bedroom 3 : With pine door & window looking out to Addington Lane at the front, and original oak beamed ceiling.
- Family  
Bathroom : Pine door & down two steps, with a walk-in shower area and part glazed screen, tiled with thermostatic shower valve, pedestal wash hand basin, W.C. sloping ceiling & part beamed wall above shower, two windows to the main gardens.
- Lower  
Landing : With built-in airing cupboard and pine doors, housing the insulated hot water cylinder with excellent shelving space and storage area, central heating programmer, pine beamed ceiling with recessed downlighters. Small window to side.
- Bedroom 4 : With window overlooking the garden to the side, part panelled walls finished in white, pine beamed ceiling with recessed spotlights.
- Master  
Bedroom : A good sized room with heavy pine beamed ceiling and recessed downlighters, white painted rag stone wall and a further part panelled wall, windows on either side providing excellent light and views across the gardens. It has a large separate dressing area at the far end with hanging space and shelving. Door to :
- En-suite  
Bathroom : Comprising a tiled walk-in shower unit, pedestal wash hand basin, bidet, W.C., heavy pine beamed ceiling, window looking out across the driveway and gardens beyond.

**EXTERIOR**

The house is surrounded by lovely lawn gardens extending to some one acre, backing onto open countryside fields, flower beds and numerous trees including a beautiful mature blue fir, timber garden summerhouse and two old timber sheds, also a glazed greenhouse. There is a pond, lawn and a small orchard to the western side of the house. The furthest half of the south-eastern part of the garden is listed as greenbelt down to the tapering corner bordering Addington Lane. Subject to planning, there is plenty of space to erect a double garage block adjacent to the driveway.

- Studio Annexe Found at the end of the long gravel driveway, brick built under a tiled roof, double glazed windows and entrance door, plus double doors at the far end opening onto the eastern side of the garden backing fields. It is totally self-contained and has just been refurbished, with vinyl laminate wood effect flooring, a shower area with W.C. and wash hand basin and small kitchen area with worktop and space for under-counter fridge. Cupboard housing the meters. The main studio area has enormous natural light provided by large double glazed windows on three sides, sloping ceilings. Two wall mounted electric convector heaters & access to loft storage space.







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Approximate Gross Internal Area

192.56 sq m

2,073 sq ft

Studio Annexe Area

30.21 sq m

325 sq ft



ILLUSTRATION FOR IDENTIFICATION AND GUIDELINE PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

PRICE:  
VIEWING:

£ FREEHOLD  
Strictly by appointment through  
**COMBER & COMPANY - 020 8318 9666**

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.