



# 135 Butchers Lane

Mereworth, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A modern five bedroom detached property with annexe potential in a beautiful semi-rural Kent setting

An attractive family home offering well-presented accommodation arranged over three floors and with stunning views over open countryside to the rear. It is in a sought-after village, near to local and town centre amenities, the road network and a mainline station offering regular services to Ashford International and central London.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE & CARPORT**



**GARDEN**



**FREEHOLD**



**RURAL/VILLAGE**



**2,065 SQ FT**



**GUIDE PRICE  
£825,000**



### The property

135 Butchers Lane is an attractive double-fronted family home, sensitively extended to offer 2,065 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide an elegant and practical living and entertaining environment, the property provides modern amenities and quality fixtures and fittings throughout.

The accommodation flows from a welcoming reception hall with useful storage, a cloakroom and access to the integral garage. It briefly comprises a sitting room with a feature fireplace and internal glazing overlooking a dual aspect sun room. Accessed through double doors from the sitting room, this has Velux glazing and French doors to the rear terrace. A door from the sitting room opens into a rear aspect dining room, also with internal glazing overlooking the sun room. The ground floor accommodation is completed by a kitchen/breakfast room, accessible from both the dining room and reception hall. The front aspect kitchen has a range of wall and base units, complementary worktops, modern integrated

Neff appliances and a side aspect door, while the breakfast area has space for a good-sized table for more informal meals.

Stairs rise from the reception hall to a generous first floor landing. It gives access to a principal bedroom with rear aspect glazing with far-reaching views over the garden and rolling open countryside beyond, a fitted dressing area and a modern en suite bathroom with bath and separate shower. Two further double bedrooms and a modern family bathroom complete the first floor accommodation. A separate staircase rises from the landing to the second floor. It houses the property's two remaining double bedrooms, one with a fitted dressing room and en suite shower room and both with useful eaves storage, the whole suitable for use as a self-contained annexe, if required.





## Outside

Set behind an area of level lawn and having plenty of kerb appeal, the property is approached over a block-paved driveway providing private parking for multiple vehicles. It gives access to an integral garage and adjacent carport. The generous well-maintained west-facing garden to the rear offers spectacular sunsets and is laid mainly to lawn bordered by well-stocked flower and shrub beds. It features numerous seating areas, two sheds, a Wendy house and paved and decked terraces, the whole screened by mature hedging and ideal for entertaining and al fresco dining.

## Location

Mereworth has an historic church, a community cafe and village halls, veterinary surgeries, pubs, a restaurant, a winery with bar and café and a primary school, together with parks, playgrounds and woods.

West Malling, Maidstone, Tonbridge, Sevenoaks and Tunbridge Wells offer more extensive shopping, service, leisure and recreational facilities. Transportation links are excellent: buses link the village to Maidstone, Tonbridge and Tunbridge Wells, giving access to the grammar schools in each of Tonbridge, Maidstone and Tunbridge Wells.

The A26/M26 and M20 give easy access to major regional centres, the Kent coast and motorway network, and West Malling mainline station (3.5 miles) offers regular services to major regional centres, Ashford International and central London.



## Distances

- West Malling 3.2 miles
- Tonbridge 7.7 miles
- Maidstone 8 miles
- Sevenoaks 12 miles
- Tunbridge Wells 13.2 miles

## Nearby Stations

- West Malling

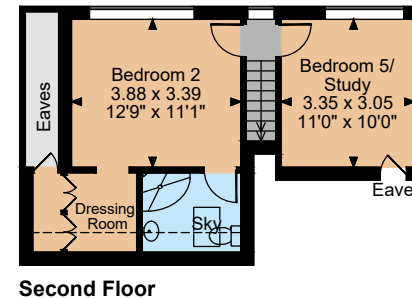
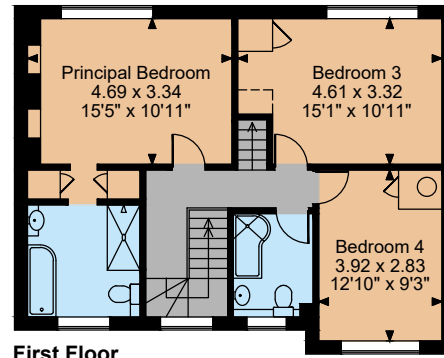
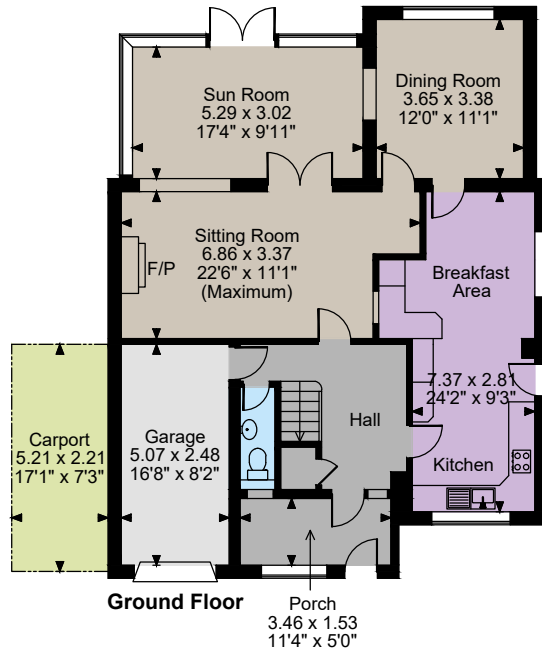
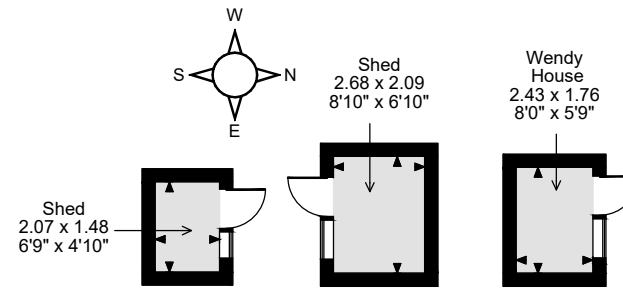
## Key Locations

- Leeds Castle
- Sissinghurst Cast Gardens (National Trust)
- Mote Park
- Maidstone Museum & Art Gallery
- Teston Bridge Country Park
- Hush Heath Estate & Winery
- Tonbridge Castle
- Kent Life Heritage Farm Park

## Nearby Schools

- Kings Hill Primary & Nursery School
- Hilden Oaks
- Hilden Grange
- Somerhill
- Tonbridge School
- The Discovery School
- Kent College
- Sutton Valence
- Bethany
- The Judd School
- Skinners
- Tonbridge Grammar School
- Maidstone Grammar School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height  
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### Floorplans

House internal area 2,065 sq ft (192 sq m)  
 Garage Internal area 136 sq ft (12.6 sq m)  
 For identification purposes only.

### Directions

ME18 5QD  
**what3words:** ///gossiped,hook.slab - brings you to the driveway

### General

**Local Authority:** Tonbridge & Malling

**Services:** All mains services including gas

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** G

**EPC Rating:** D

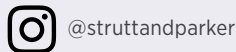
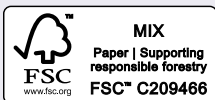
## Sevenoaks

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