



Beaumont, Taylors Lane, Trottiscliffe, West Malling

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# Beaumont

## Taylors Lane, Trottiscliffe

### West Malling, Kent

#### ME19 5ES

An attractive 4/5 bedroom family home set at the heart of an idyllic West Kent village, close to local amenities. Available as a whole or 2 Lots

West Malling 3.7 miles, Sevenoaks 10.0 miles, Borough Green & Wrotham station 3.6 miles (London Victoria 47 minutes), M26 (Jct. 2a) 2.3 miles, M20 (Jct. 2) 3.1 miles, London City Airport 27.4 miles, central London 34.1 miles

Lot 1 - Storm porch | Entrance hall | Sitting room/dining room/kitchen | Principal bedroom with en suite bathroom | 3/4 Further bedrooms Sitting room/bedroom 5 | Family bathroom | 1.9 Acre garden | Outbuilding with tandem garage and triple carport | EPC D

Lot 2 - 4.38 Acre field with timber field shelter

#### The property

Beaumont is an attractive white-rendered and part red brick family home, sensitively extended by the current owners to offer more than 2,100 sq. ft. of light-filled flexible accommodation arranged over two floors.

Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming entrance hall and briefly comprises a large open plan sitting room, dining room and kitchen.

The kitchen provides a range of wall and base units including a breakfast bar, black galaxy granite worktops, modern integrated appliances and walk-in storage while the remaining wooden-floored space has a sitting area with feature fireplace and a dining area with space for a sizeable table and bi-fold doors to the rear terrace.

A door from the entrance hall leads to a large 23 ft. principal bedroom with dressing area, modern en suite bathroom and bi-fold doors to the garden. An inner hall off the sitting room gives access to a bedroom wing with two further front aspect double bedrooms and a modern family bathroom with bath and separate walk-in shower.

On the first floor the property offers a spacious 21 ft. vaulted sitting room with French doors to a Juliet balcony overlooking the garden, together with a generous dual aspect bedroom/study, both the sitting room and study could very easily convert to fourth and fifth bedrooms, having already a lounge on the ground floor.

#### Outside

Having plenty of kerb appeal, the property is approached through double wooden electric gates over a gravelled driveway providing parking for multiple vehicles and leading through a five-bar gate past the side of the house to a detached outbuilding providing a tandem garage and oak-framed triple carport. Extending to some two acres, the well-maintained garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds and interspersed with mature specimen trees and features a large raised paved terrace, ideal for entertaining and al fresco dining. The whole screened by mature shrubs and trees.

Lot 2 - stock-fenced 4.38 acre field which has provided tended grazing for horses for over 11 years and includes a timber field shelter.





## Location

Located in the Kent Downs Area of Outstanding Natural Beauty, Trottiscliffe is a charming Kentish village with a good community spirit and a range of day-to-day amenities including local shopping, a public house, church and popular primary school. The nearby historic market town of West Malling offers an eclectic range of boutique shops, coffee shops, public houses and restaurants as well as a GP surgery and mainline train station with services to London Victoria. Slightly further afield, Sevenoaks offers more extensive shopping, service, leisure and recreational amenities. Local leisure facilities include golf at Wrotham Heath and West Malling, a David Lloyd Leisure Centre, Trosley Country Park and motor racing at Brands Hatch.

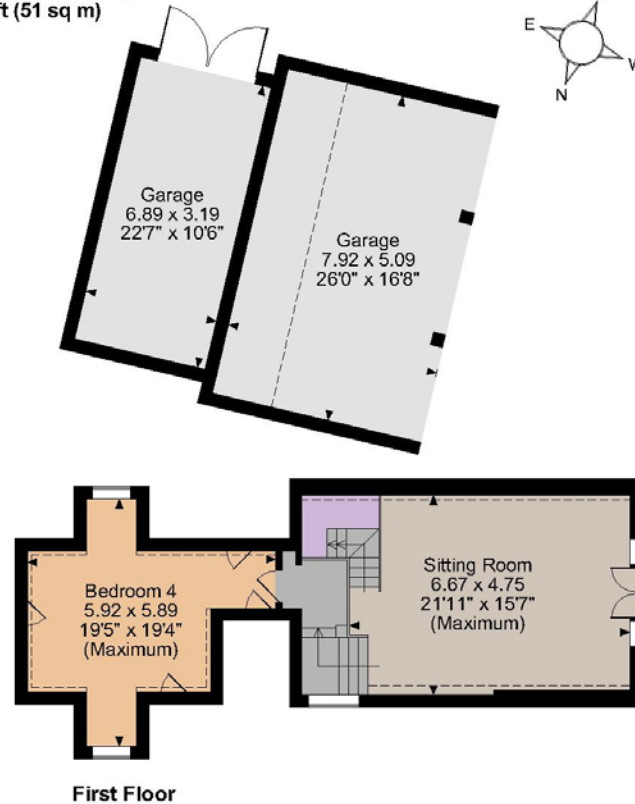
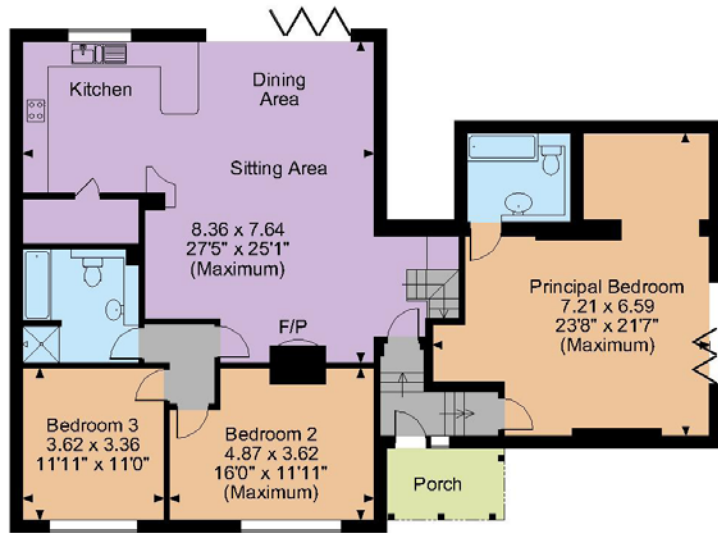
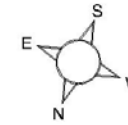
Communications links are excellent: the nearby M26 and M20 provide easy access to the M2, M25 and national motorway network, Ashford International, the Port of Dover and Channel

Tunnel at Folkestone offer regular services to the Continent and Borough Green & Wrotham station offers regular services to central London in around 45 minutes.

The area offers a good selection of state primary and secondary schooling including Meopham School (rated Outstanding by Ofsted), together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including Cobham Hall, St. Andrew's, Rochester Independent College, King's and Gad's Hill.



**Beaumont, Taylors Lane, Trottiscliffe**  
**Main House internal area 2,133 sq ft (198 sq m)**  
**Garages internal area 548 sq ft (51 sq m)**



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The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
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## Directions

Head south-east on London Road (A224), then turn left onto High Street (A225). Turn right onto Holly Bush Lane (B2019) and follow this road for 1.4 miles, then turn right onto Seal Road (A25). Stay on A25 for 6.7 miles then turn right onto London Road (A20). Turn left onto Ford Lane, then after 1.2 miles continue straight onto Taylors Lane/The Street. After 0.4 mile Beaumont can be found on the right-hand side.

## General

**Local Authority:** Tonbridge & Malling  
**Services:** Mains electricity and water, Soakaways private drainage. Oil-fired central heating.  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Guide Price:** £1,350,000  
**Lot 2 Guide Price:** £80,000 4.38 acre field

## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

**01732 459900**

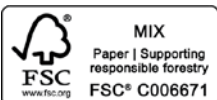
sevenoaks@struttandparker.com  
struttandparker.com

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