



The Warren, Trottiscliffe Road, Addington, West Malling, Kent



# The Warren

## Trottiscliffe Road

### Addington

#### Kent ME19 5AZ

A handsome 5 bedroom detached home with studio annexe and 2.2 acres located at the heart of a sought-after West Kent village

Offham 1.2 miles, West Malling 2 miles, Maidstone 7.6 miles, Sevenoaks 10.4 miles, West Malling station 2.2 miles (London Victoria 54 minutes), M26 (Jct. 2a) 2.6 miles, M20 (Jct. 2) 4.7 miles, London City Airport 29 miles, central London 35.7

Reception hall | Drawing room | Sitting room  
Dining room | Home office | Kitchen/breakfast room | Larder | Utility room | Cloakroom  
Principal bedroom with dressing room and en suite | Additional bedroom with dressing room and en suite | 3 Further bedrooms | Family bathroom | Garden | Triple garage with first floor gym/office and shower room over | 2.2 acres | EPC rating C

### The property

The Warren is a secluded, elegant double-fronted family home offering almost 3,200 sq. ft. of light-filled flexible accommodation arranged in an L-shaped configuration over two floors.

The ground floor accommodation flows from a welcoming part-double height reception hall and briefly comprises a large drawing room with feature fireplace and two sets of French doors to the terrace, a generous sitting room with feature inset gas fire flanked on each side by bespoke storage and French doors to the terrace and a spacious dining room with well-proportioned inter-connecting home office with built-in storage. There is also a large kitchen/breakfast room with a range of bespoke wall and base units including a built-in table, granite worktops and splashbacks, modern integrated appliances and a walk-in larder. A fitted utility room and a

modern cloakroom complete the facilities.

The first floor presents a spacious principal bedroom with built-in storage, fitted dressing room and contemporary en suite bathroom, an additional dual aspect double bedroom with fitted dressing room and en suite shower room, which could become self-contained, three further well-proportioned double bedrooms and a modern fully-tiled family bathroom, all of which have views over the garden.

### Outside

The property is set well back from the road, in a secluded spot and is approached by right of way over a 90m private road and entered through an electric five-bar gate over a block-paved driveway with large turning circle providing parking for multiple vehicles. This gives access to a detached triple garage with external steps rising to a first floor hallway with modern shower room and a large 25 ft. wood-lined gym/office with eaves storage, suitable for use as a self-contained studio annexe if required. The well-maintained garden surrounding the property, features expanses of level lawn bordered by well-stocked flower and shrub beds and incorporates numerous seating areas, a vegetable garden with raised beds and greenhouse, potting shed and large storage shed. There is an area of light woodland and an extensive wraparound paved terrace, ideal for entertaining and al fresco dining, the whole screened by mature trees, making it secluded.

### Location

Located near to West Malling Golf Club and close to the village of Addington which has a thriving community spirit with a historic church, village hall, cricket club and public house. Nearby Offham village has a church, public house, village hall, tennis club, and popular primary school.









The attractive historic town of West Malling offers a good selection of day-to-day amenities including boutique shops, bars and restaurants, a monthly farmers market, pharmacy and Tesco store as well as a mainline train station with services to London Victoria. Nearby Maidstone and Sevenoaks offer more comprehensive shopping 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. The nearby M26 provides easy access to the M20, M25 and the national motorway network.

The area offers a good selection of state primary and secondary schools including Offham Primary School (rated Outstanding by Ofsted), with grammar schools in Maidstone, Tonbridge and Tunbridge Wells and a wide range of noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange.

## General

**Local Authority:** Tonbridge & Malling

**Services:** Mains gas, electricity, water and drainage. Gas fired central heating

**Council Tax:** Band G

**Tenure:** Freehold

**Guide price:** £1,750,000

## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

**01732 459900**

sevenoaks@struttandparker.com  
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

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