1 Pump Close, Leybourne, West Malling, ME19 5HH.

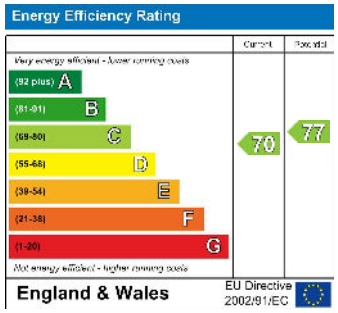
Guide Price £1,250,000 - £1,350,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning 3237 sqft detached stone barn, beautifully converted and modernised
- Five bedroom, three bathroom versatile accommodation
- Impressive open plan kitchen, dining and living space
- Elegant sitting room overlooking the rear garden
- Striking reception hall with central turning staircase
- Substantial second floor space with flexible layout options
- 1000 sq ft Detached barn currently used as a studio and large garage
- Potential to create a separate three bedroom dwelling or annex STPP
- Ample gravelled parking accessed via partially shared driveway
- Attractive gardens with lawn and stream forming a natural boundary

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this stunning detached stone barn, beautifully converted and thoughtfully modernised by the current owners, blending character features with contemporary living.

Set within attractive gardens, this impressive home offers versatile and spacious accommodation arranged over multiple floors, complemented by a substantial detached barn with further potential.

Accommodation

The property is entered via a welcoming reception hall with a striking central turning staircase, immediately setting the tone for the space and quality throughout. From here there is access to a cloakroom and a useful utility room.

The ground floor provides two principal reception areas, including a well proportioned sitting room enjoying views over the rear garden, and a superb open plan kitchen, dining and living space, ideal for modern family living and entertaining.

To the first floor, the principal bedroom benefits from an en suite bathroom, with three further bedrooms served by a family bathroom, offering excellent flexibility for family occupation.

A standout feature of the home is the second floor, where a substantial room spans almost the full length of the property. Currently arranged as a large open plan space with a bathroom to one side and a generous walk in wardrobe and an attic room to the other, this whole area offers enormous potential. It could be reconfigured to create additional bedrooms or living spaces.

Outbuildings and External Features

In addition to the main house, there is a substantial detached barn, currently utilised as a studio and garage. This building offers significant scope, subject to the necessary planning permissions, to be converted into either a separate dwelling or ancillary accommodation, with potential for a three bedroom detached property.

Two garage doors and a private door give access to the barn, and there is ample gravel parking accessed via a partially shared driveway.

Gardens and Grounds

The property sits within delightful gardens, predominantly laid to lawn to the front and side with large paved terraces and seating areas throughout the gardens. A charming stream forms part of the boundary, adding to the setting, with an additional area beyond currently maintained by the owners, although understood to be council owned.

Location

Situated on the edge of Leybourne, this property enjoys the best of all worlds; nestled in a peaceful semi rural setting looking out over woodland and fields, it is within easy (15 minutes) walking distance of both the mainline station and the bustling bars, restaurants and shops of nearby West Malling. Perfectly positioned for easy commuting by both rail (45minutes to London Bridge, and direct services to Charing Cross & Victoria) and car, you also have direct access to numerous footpaths and dog walks without the need to cross a road.

Leybourne itself offers a range of facilities including a village shop, cafe, popular public house, play parks, outdoor gym and access to Castle lakes. The area is also well served for leisure, with a selection of golf courses nearby including West Malling, Wrotham and Kings Hill Golf Clubs.

Nearby West Malling provides a more comprehensive range of boutique shops, restaurants, supermarkets and mainline rail services with direct links into London, making it an excellent choice for commuters.

The property is conveniently located for easy access to surrounding towns and amenities, with Maidstone approximately 6 miles and Tonbridge 10 miles away, both offering extensive shopping, leisure and schooling options. Bluewater Shopping Centre is approximately 25 minutes drive, providing one of the region's premier retail and dining destinations.

The area is well regarded for its schooling, both state and independent, and benefits from excellent road connections via the M20 and M26, providing easy access to London, the coast, and the wider motorway network.

Jack Charles

Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk