



Charming, detached family home of character, centrally located in the picturesque village of Offham.

Red Lion House, Church Road, Offham, West Malling, Kent, ME19 5NY

Guide Price £1,100,000 Freehold





- Charming family home of great character
- No onward chain
- Converted coach house
- Central village location
- West Malling approx. 1.5 miles
- Borough Green & Wrotham station approx. 3.7 miles
- Attractive established gardens
- Ample off road parking

About this property

Red Lion House is a most attractive and charming period property positioned in the heart of the popular village of Offham and providing well-proportioned and versatile accommodation arranged over three floors, ideal for both family living and formal entertaining. Formally a coaching inn and believed to date from the 17th century, the property was converted into a residential property in 1996 and is offered with no onward chain. Salient features including multi pane sash windows, exposed ceiling timbers, feature fireplaces and an impressive brick inglenook fireplace, exposed floorboards, some vaulted ceilings, modern bathrooms, a level rear garden and ample off road parking. Also of particular note is the property's excellent proximity to West Malling town and station, being 1.5 miles and 2 miles, respectively.

• The principal reception rooms comprise a sitting room with an impressive inglenook fireplace inset with a wood burning stove and an adjoining dining room. There is also a large, double aspect cinema/family room, which has access to outside, benefits from an adjoining shower room and links to the conservatory, together with a double aspect study.

- The double aspect kitchen/dining room is equipped with a range of base units with a range oven and space for a dishwasher. A stable door gives access to the rear garden.
- A utility room provides additional storage and space for appliances, with an adjacent large walk-in storage cupboard and a well-appointed cloakroom completing the ground floor.
- Arranged over the lower ground floor are two large cellars, providing excellent additional storage.
- Arranged over the first floor is the principal bedroom which has a vaulted ceiling, built-in storage, an attractive feature fireplace and is served by an en suite shower room.
- There are two further well-proportioned bedrooms and a stylish family bathroom with a claw foot bath and a separate shower.
- A further staircase rises to the second floor and two further bedrooms, served by a well-appointed bathroom.
- To the front, the large, gravelled driveway is part enclosed by a low level brick wall with gated pedestrian access to each side of the property.



- To the rear of the property, a paved path leads to a seating area, ideal for al fresco entertaining. The level part-walled garden is mainly laid to lawn, interspersed with established silver birch trees, conifers and mixed evergreen hedging to the boundaries, providing a high degree of privacy.
- Agent note: A public right of way runs adjacent to the property.

Local Information

- Comprehensive Shopping: West Malling (1.5 miles) offering a multitude of shops, pubs and restaurants, Borough Green (3.6 miles), Maidstone (9 miles), Sevenoaks (10 miles).

- Mainline Rail Services: Borough Green & Wrotham (3.7 miles) or West Malling (2 miles) to Victoria/Blackfriars/Ashford International. Sevenoaks (10.5 miles) to Charing Cross/Cannon Street/London Bridge.

- Primary Schools: Offham, Platt and Ryarsh.

- State/Grammar Schools: Maidstone, Tonbridge, Sevenoaks, Tunbridge Wells and Dartford.

- Private Schools: Sutton Valence in Maidstone. The Preparatory Schools at Somerhill. Tonbridge and Sevenoaks Public Schools.

- Leisure Facilities: Activities locally include David Lloyd Fitness & Leisure Centre in Kings Hill, Offham Tennis and Cricket clubs and the Reynolds Retreat Spa in Brough Green. Leisure centres in Tonbridge and Maidstone. Gym and pool at the Holiday Inn, Wrotham Heath.

- All distances are approximate.

Tenure

Freehold

Local Authority

Tonbridge and Malling Borough Council

Council Tax

Band = G

Energy Performance

EPC Rating = D

Directions

From Sevenoaks, proceed in an easterly direction on the A25 through Seal village, Borough Green and St Mary's Platt. At the traffic lights at the end of this road turn right onto London Road (A20) and continue for about 1.8 miles. Turn right onto Church Road and continue for about 0.8 of a mile and at the junction, Red Lion House will be found on the left hand side.

Viewings

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.





Red Lion House Church Road, Offham, West Malling, Kent, ME19 5NY
Gross Internal Area 3487 sq ft, 324 m²
Cellar 382 sq ft/35.5 sq m
Total 3869 sq ft/359.5 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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