



**Guide Price**

**£450,000**

**Freehold**

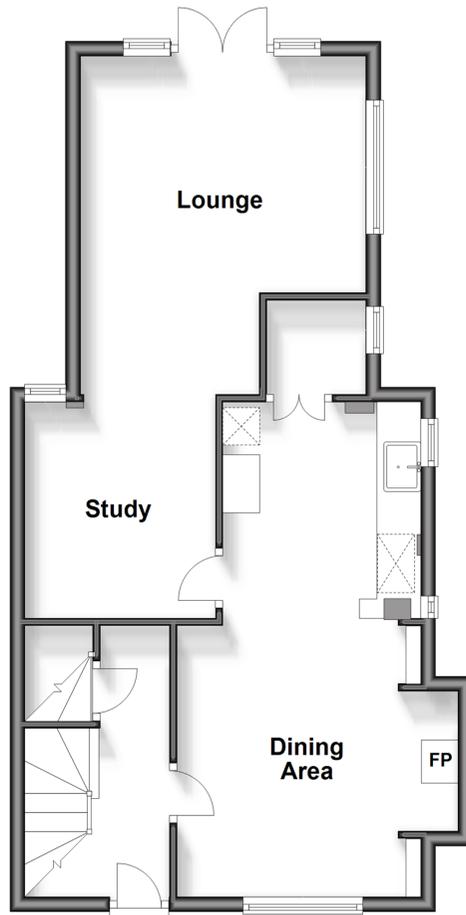
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**Roughetts Cottages,  
Roughetts Road, Ryarsh,  
West Malling, Kent,  
ME19**

*Wards*  
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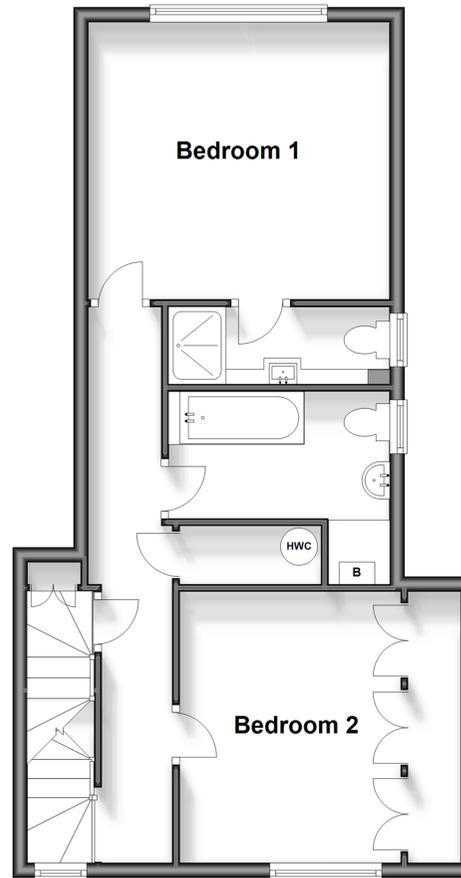
### Split Level Ground Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



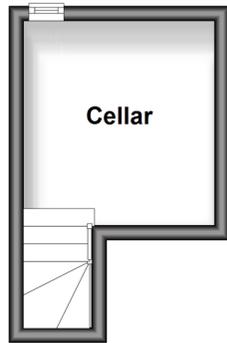
### First Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



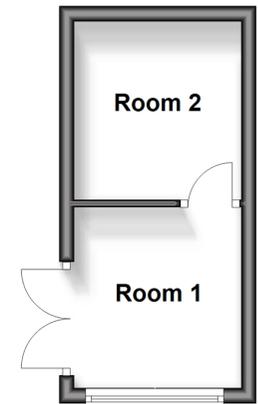
### Basement

Approx. 8.3 sq. metres (89.8 sq. feet)



### Outbuilding

Approx. 11.1 sq. metres (119.3 sq. feet)



### Second Floor

Approx. 13.3 sq. metres (142.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 14'10 x 12'8 (4.52m x 3.86m)  
Kitchen/Dining Area: 21'10 x 9'10 (6.66m x 3.00m)  
Study: 8'11 x 8'11 (2.72m x 2.72m)  
Utility

### BASEMENT

Cellar: 9'0 x 8'4 (2.75m x 2.54m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'11 x 12'0 (3.94m x 3.66m)  
En-Suite Shower Room  
Bedroom 2: 12'3 x 11'6 (3.74m x 3.51m)  
Bathroom

### SECOND FLOOR

Landing  
Loft Room: 14'7 x 8'0 (4.45m x 2.44m)

### OUTSIDE

Front & Rear Gardens  
Garage Conversion  
Large Driveway



## Main features

- Beautifully appointed character cottage with stunning views
- 4 levels of versatile accommodation
- Large gravel driveway & converted garage
- Impressive rear garden backing onto open fields
- Incredibly popular location close to M20 & train station



### Nearest Schools

Primary Schools: Ryarsh Primary 0.4 miles, Offham Primary 0.9 miles, West Malling C of E Voluntary Controlled Primary and Language 1.0 miles

Secondary Schools: Grange Park School 0.9 miles, The



### Transport Information

Train Stations: West Malling 1.5 miles, East Malling 2.5 miles, New Hythe 2.8 miles



### Address

Roughetts Cottages, Roughetts Road, Ryarsh, West Malling, Kent, ME19



### Directions

For directions to this property please contact us.



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Call Kings Hill Branch 01732 222211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

|            |          |            |
|------------|----------|------------|
| EPC RATING | CURRENT: | POTENTIAL: |
|            |          |            |

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