



Guide Price
£450,000

Freehold

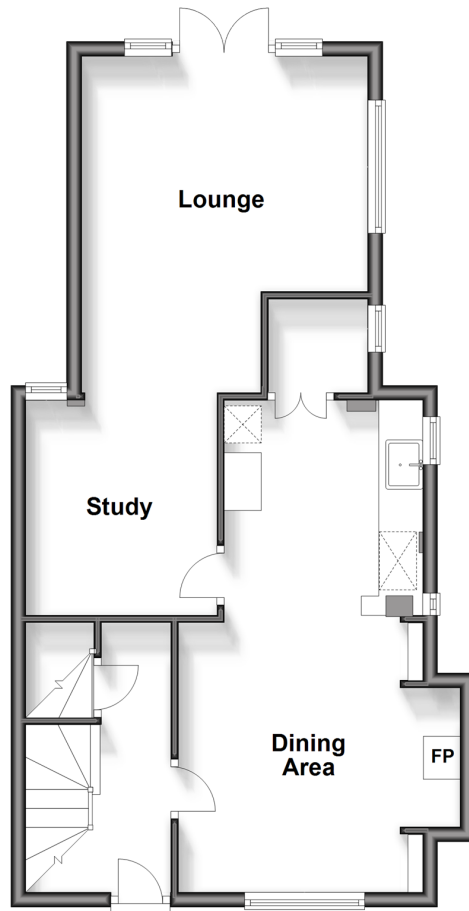
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**Roughetts Cottages,
Roughetts Road, Ryarsh,
West Malling, Kent,
ME19**

Wards
Helping you move forwards

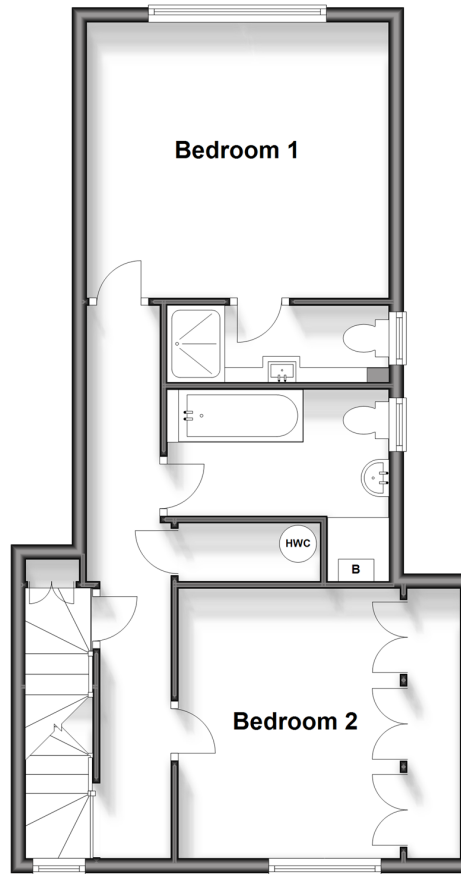
Split Level Ground Floor

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



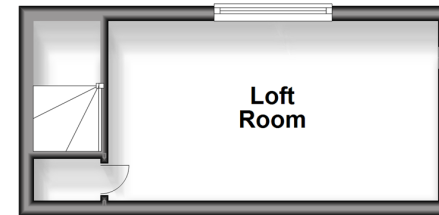
First Floor

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



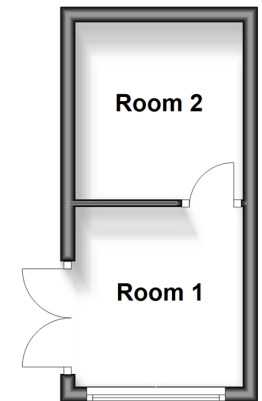
Second Floor

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



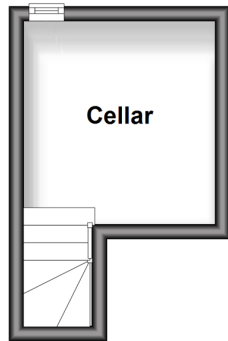
Outbuilding

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



Basement

Approx. 8.3 sq. metres (89.8 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.



Call Kings Hill Branch 01732 222211 ■ 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



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