



Lambert & Foster



LONGFORD

TROTTISCLIFFE

An opportunity to purchase this three double bedroom single-storey home sat within approximately 3.4 acres of land to include an outbuilding, ample off-road parking, a well-tended garden mostly laid to lawn with mature borders and a paddock. Located in the heart of the desirable village of Trottiscliffe, accessed from Church Lane through private electric gates the property is within walking distance to all village amenities such as a local tennis club, a primary school, village pub and a local restaurant. There are excellent rail and road links nearby with easy access to both the M20 and M26 and West Malling mainline station approximately 4 miles distant. Offered to the market with NO FORWARD CHAIN.

Guide Price £900,000

FREEHOLD





LONGFORD

CHURCH LANE | TROTTISCLIFFE | WEST MALLING

- A three double bedroom bungalow and outbuilding
- Built in 2017 with 2 years build warranty remaining
- Land extending to approximately 3.4 acres
- Accessed off Church Lane via electric gates
- Located in the heart of the village within walking distance of its amenities
- Excellent road and rail links nearby

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///memory.watch.crisp

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: Limited.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling.

COUNCIL TAX: Band D. **EPC:** B (83).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built and timber clad under a slate roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Longford, Church Lane, Trottiscliffe, West Malling, ME19

Approximate Area = 1653 sq ft / 153.5 sq m

Outbuilding = 324 sq ft / 30.1 sq m

Total = 1977 sq ft / 183.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1294660

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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