



Castle Way

Leybourne | West Malling | ME19 5HF

REYNOLDS
ESTATES LIMITED
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Set behind a generous multi-vehicle driveway, the property has been thoughtfully extended across the rear and now offers just under 1,300 sq ft of living space. What truly sets this home apart is the exceptional versatility created by its self-contained internal annex - a rare and valuable feature that adapts effortlessly to modern family life. Whether it's ideal for an older child seeking independence while saving for their first step onto the property ladder, or the perfect solution for combining households with a relative, this space brings exceptional flexibility.

The entrance reception makes an immediate impression, stretching over 13ft and introducing the style and quality found throughout. In the front lounge, the chimney breast has been opened to create a striking focal point, now home to a charming log burner. The open-plan kitchen has been completely remodelled and flows seamlessly into the dining area, where a vaulted ceiling and skylight windows bathe the space in natural light. A practical laundry room sits just off the kitchen, keeping appliances neatly tucked away.

The annex is beautifully designed, offering a double bedroom, kitchenette, comfortable living area and its own private shower room - all fully self-contained. Upstairs, the main house continues to impress with three further double bedrooms arranged off a spacious landing, along with a modern family bathroom and an additional separate WC.

Outside, the theme of sociable, adaptable spaces continues into the impressive 65ft garden. A shingle seating area provides the perfect setting for gatherings, complemented by a charming summerhouse, brick-built pizza oven and a tranquil pond area with pergola. Keen gardeners will appreciate both the garden shed and potting shed, each set on solid concrete bases. The original garage has most recently served as a workshop, and a practical side lean-to offers further storage along with an outdoor toilet and basin.

Backing onto open fields, the home enjoys an elevated position that ensures privacy and plentiful parking. The surrounding area offers an excellent range of amenities, including highly regarded primary schools, village shops, farm stores and leisure clubs. The vibrant market town of West Malling is just moments away, with its boutiques, restaurants and mainline rail station providing easy access for commuters.



Ground Floor

Entrance Hallway - 13'5 x 8'3

Lounge - 13'5 x 11'11

Kitchen Dining Room - 26'3 max x 9'3

Laundry Room

Annex

Bedroom - 10'11 x 7'9

Kitchen Lounge Area - 18'1 max x 9'10

Shower Room

First Floor

Landing

Bedroom1 - 13'5 x 11'11

Bedroom2 - 13'5 x 10'11

Bedroom3 - 9'11 max x 8'3

Bathroom

Separate WC

Outside

Substantial Driveway

Private Rear Garden

Workshop (former garage)

Lean To Storage / Garden &

Potting Shed

Summer House





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