



Glebe Farmhouse  
46 Castle Way | Leybourne | West Malling | Kent | ME19 5HG

FINE & COUNTRY

# Seller Insight

“

*The property sits on a glorious plot off a private driveway set behind electric gates. It's been a wonderful home where we have brought up our family who have fond memories of riding around the paths on their bicycles, dipping in the stream, and trying to spot the trout under the bridge. The location is quiet and secluded, yet we've never felt isolated as we have fantastic neighbours who are friendly and willing to help out, whilst being respectful of privacy," says the owner.*

*"The property has recently been renovated to a high standard and perfectly balances modern lifestyles with characterful features, including the open fire in the lounge and the beautiful herringbone parquet flooring downstairs. Each block of this rare wood has been sanded by hand and we feel very lucky to have found it. The property has a lovely feeling and still retains its sense of history as an old farmhouse. We've enjoyed living here as we feel like we're in the middle of the countryside with scenic woodland walks nearby, yet we also have easy access to all of the amenities we require. West Malling has fantastic shops, restaurants, coffee shops, and rail links to London, so it really is the best of both worlds here."*

*"The garden is well laid out for ease of maintenance. It's fully enclosed and enjoys the sun all day long, so there's plenty of opportunity to relax and entertain friends and family in the peace and quiet. The large patio area has been the scene of many family BBQs, hog roasts, and get-togethers, including our Millennium party where we celebrated with over 100 guests and a huge firework display that lit up the night sky. There are two listed oak trees nearby which are a natural attraction for birds and all kinds of insects; it's truly a wildlife haven here and we've even been lucky enough to spot a rare miner bee."*

*"It's impossible to choose just one favourite room but we do particularly like the lounge as it's light and airy with a glass wall overlooking the garden. The main bedroom is another well loved room as it's a peaceful sanctuary with beautiful views."\**



\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step inside

## Glebe Farmhouse

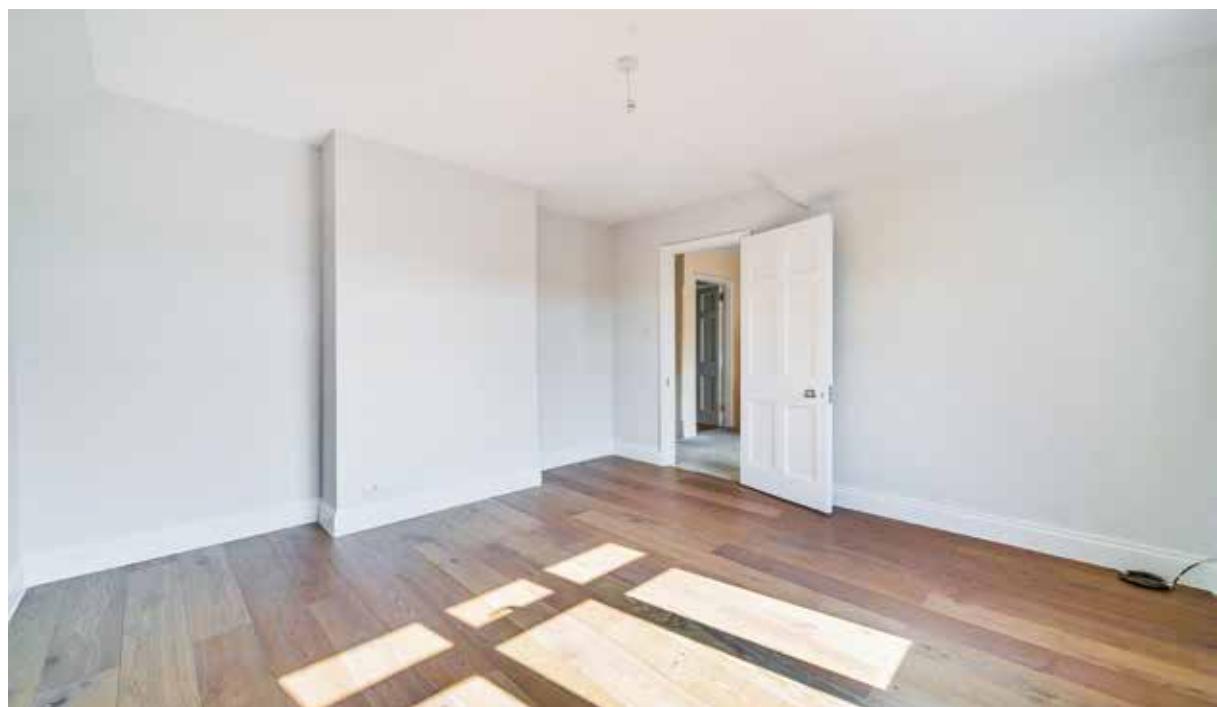
Fine and Country are thrilled to present Glebe Farmhouse, an alluring family residence that seamlessly combines tranquillity with convenience on the fringes of the award winning market town of West Malling. Nestled discreetly beyond electronically operated wrought iron gates, this property offers a secluded sanctuary for discerning homeowners.

One of the highlights of this enchanting property is the presence of a charming stream that gracefully meanders through the picturesque garden, creating a soothing ambiance. Recently refurbished to the highest standards, Glebe Farmhouse provides an exceptional living experience, boasting expansive spaces perfect for entertaining guests, hosting family gatherings, or simply unwinding with loved ones.

The accommodation comprises four bedrooms within the main residence, complemented by a separate one-bedroom annex. Three reception rooms, adorned with bay windows, create a sense of openness and connection to the outdoors, with two of them featuring doors that open directly to the garden. The contemporary fitted kitchen and breakfast room are enhanced by a utility area and a dedicated dining room, offering a seamless flow for culinary delights and shared meals.

The property exudes character, with contemporary interiors that bathe the rooms in natural light, amplifying the sense of space. The beautiful herringbone parquet floor and open fireplace add warmth and elegance to the ambience. Upstairs, four double bedrooms on the first floor provide comfortable accommodations, accompanied by an opulent family bath/shower room. The principal bedroom boasts luxurious en-suite facilities, offering a private retreat.

Connected to the double garage, an annex situated over two floors offers versatile accommodation suitable for guests or extended family members, ensuring everyone can enjoy their own private space.







# Step outside

## Glebe Farmhouse

The enclosed rear garden is a sanctuary, an oasis for relaxation. Adorned with a brick-laid patio, it is ideal for al fresco dining and entertainment. The low-maintenance lawn is bordered by mature specimen trees and shrubbery, creating a serene and picturesque backdrop.

Convenient parking is available with a detached double garage and secure off-street parking, accommodating numerous vehicles effortlessly.

Conveniently situated, Glebe Farmhouse is within walking distance of West Malling, a quintessential market town that entices with its boutique shops, gastro pubs, and characterful cafes. The town also boasts a mainline railway station with direct links to London, while the nearby M20 motorway network, accessible via junction 4, ensures easy connectivity to various destinations.

Excellent primary schools are located in nearby villages such as Leybourne, West Malling, Ryarsh, and Offham, while a wide selection of highly regarded secondary and grammar schools can be found in the county town of Maidstone, approximately 8 miles away.

Freehold  
Council Tax Band G  
EPC Rating D

*Guide price* £950,000 - £1,000,000



# Castle Way, Leybourne, West Malling, ME19

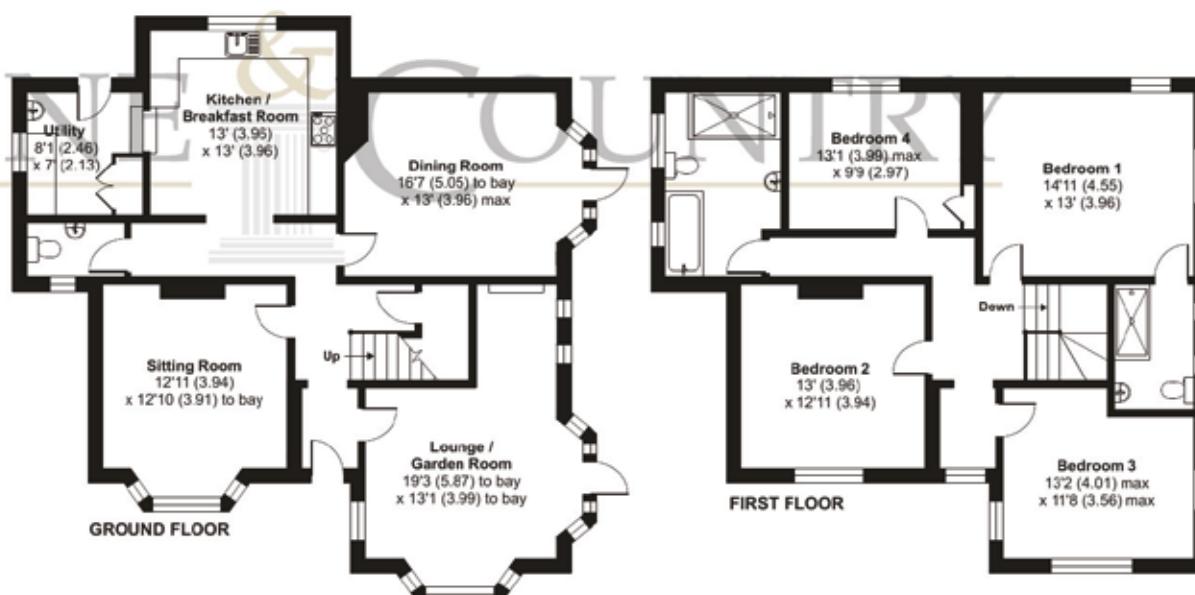
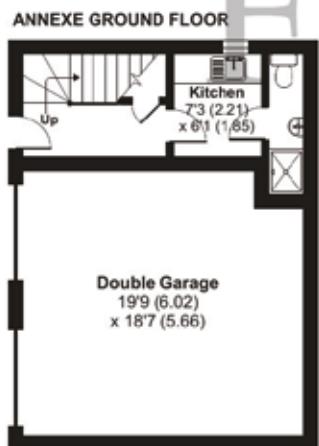
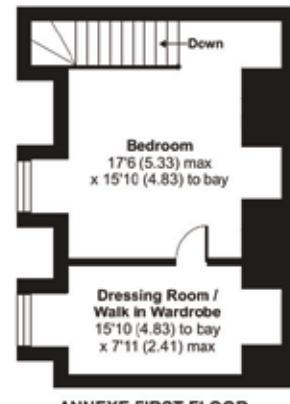
Approximate Area = 2114 sq ft / 196.3 sq m

Annexe = 549 sq ft / 51 sq m

Garage = 363 sq ft / 33.7 sq m

Total = 3026 sq ft / 281.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
Produced for Fine & Country. REF: 984568



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd) 36 King Street, Maidstone, Kent ME14 1BS. Printed 27.06.2023

**FINE & COUNTRY**

Fine & Country  
Tel: +44 (0)1732 222272  
[westmallings@fineandcountry.com](mailto:westmallings@fineandcountry.com)  
28 High Street, West Malling, Kent ME19 6QR

