

PRIMROSE PADDOCK  
OFFHAM, KENT



CHURCHILL  
COUNTRY & EQUESTRIAN

# Primrose Paddock, Hayes Lane, Offham, West Malling, Kent, ME19 5NT

A 3-bedroom home in a wonderfully private location, just outside to the sought after village of Offham. Set within some 1 ½ acres with mature gardens, a wide range of outbuildings and stabling Primrose Paddock is a fantastic and versatile opportunity, with plenty of scope to modernise and extend (STPP).

**3 Bedrooms • set within some 1 ½ acres • plenty of parking for multiple vehicles • triple garage with WC • 1,180 sq ft storage barn • large gardens and grounds • fantastic, close to village location • wonderfully private • wide range of outbuildings.**



## The Property

The property is in a lovely and quiet position, accessed via a country lane with a gated entrance and walled driveway. There is plenty of parking for multiple vehicles as well as a triple garage, large barn, mobile home, stables, further storage sheds and barns.

Inside the living room has vaulted beamed ceiling and double doors onto the large patio behind, the kitchen has a range of fitted cupboards and appliances and bespoke bar. A single bedroom or dressing room leads through to a family bathroom with shower and roll top bath and there are a further three double bedrooms. Outside the wrap around patio surrounds the property offering a great space for entertaining, the large garden is mainly laid to lawn with mature trees and hedges and three brick and stone stables.

We highly recommend an internal viewing to fully appreciate all that this home has to offer. Although already a well-sized family home, the property would benefit from updating in certain areas, providing a perfect purchase for those seeking to create a home to their own design. Furthermore, there is plenty of scope to add further accommodation, if required. Any work is subject to the necessary planning permission.

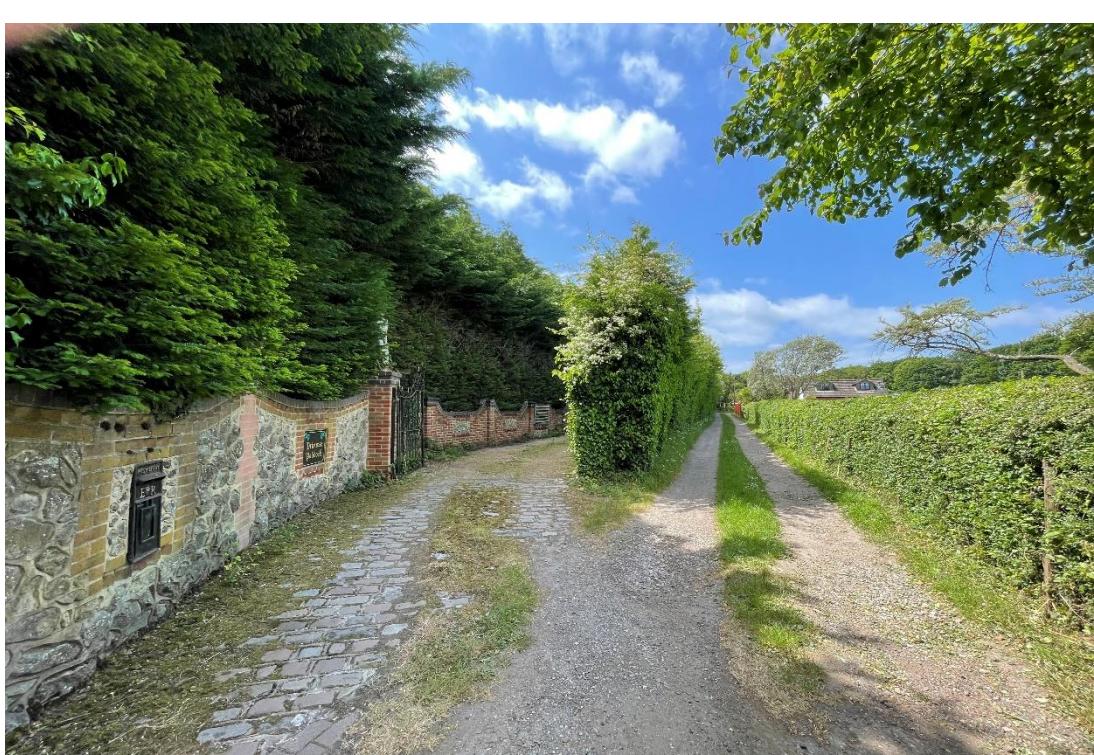
## Outbuildings

The range of outbuildings create a fantastic base for a multitude of uses including commercial, office space, further living (SSTP) or storage.

- 3 stables in the garden
- Large storage barn
- Triple garage with WC
- Mobile home
- Further shed and Tool shed
- Greenhouse
- Plenty of parking for multiple vehicles

## Location

Primrose Paddock is situated on the outskirts of Offham village with its village green, primary school, public house, church, tennis club & farm shop/café. Mainline Rail Services: Borough Green & Wrotham (3.3 miles) or West Malling (3.3) to Victoria/Blackfriars/Ashford International. Sevenoaks (9.8 miles) to Charing Cross/Cannon Street/London Primary Schools: Offham, West Malling, Platt and Ryarsh. State/Grammar Schools: Maidstone, Tonbridge, Sevenoaks, Tunbridge Wells and Dartford. Private Schools: Sutton Valence in Maidstone. The Preparatory Schools at Somerhill. Tonbridge and Sevenoaks Public Schools.



## Further Information

**Services:** Mains water, electricity, bottled gas and private drainage  
**Local authority:** Tonbridge and Malling Borough Council

**Tax Band:** A

**EPC:** Band G

**Tenure:** Freehold

**Photographs:** Taken June 2023

**Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

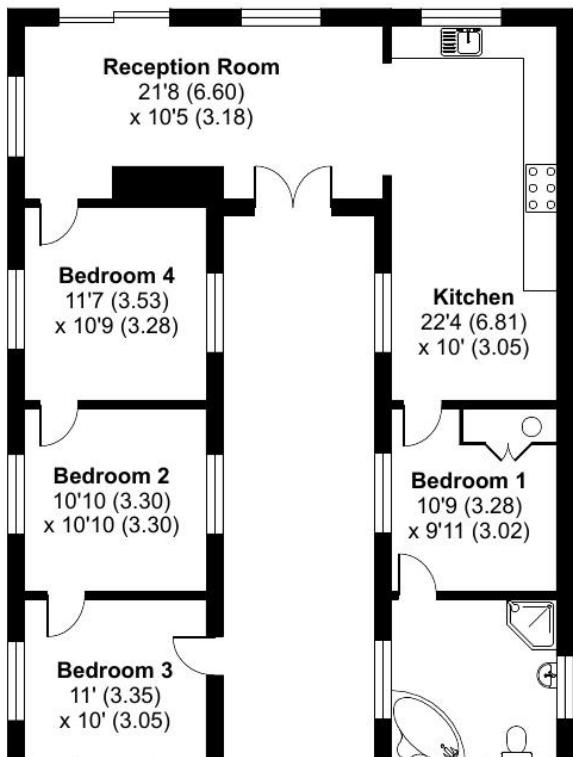
**Land map:** For indicative purposes only, not to scale.

**CHURCHILL  
COUNTRY & EQUESTRIAN**

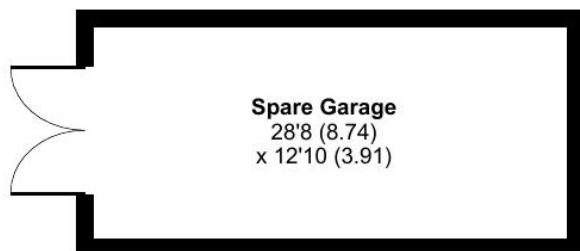




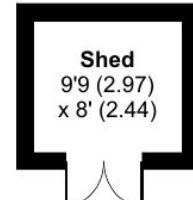
# Primrose Paddock , Offham, West Malling, Kent, West Malling, ME19



GROUND FLOOR

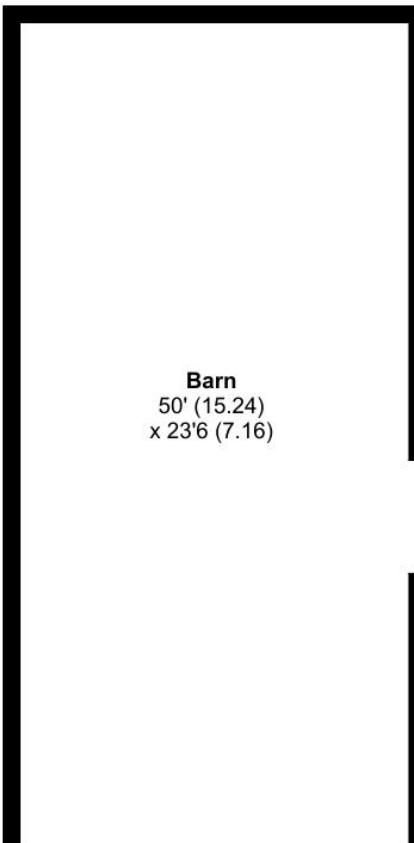


Spare Garage  
28'8 (8.74)  
x 12'10 (3.91)

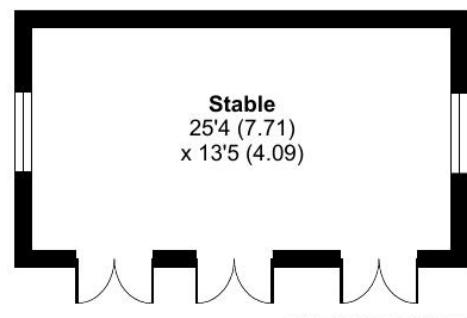


Shed  
9'9 (2.97)  
x 8' (2.44)

OUTBUILDING 3

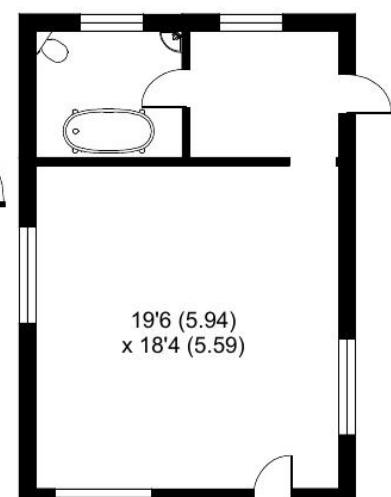


Barn  
50' (15.24)  
x 23'6 (7.16)



Stable  
25'4 (7.71)  
x 13'5 (4.09)

OUTBUILDING 2



19'6 (5.94)  
x 18'4 (5.59)

MOBILE HOME

Approximate Area = 1055 sq ft / 98 sq m

Mobile Home = 507 sq ft / 47.1 sq m

Garage = 1255 sq ft / 116.5 sq m

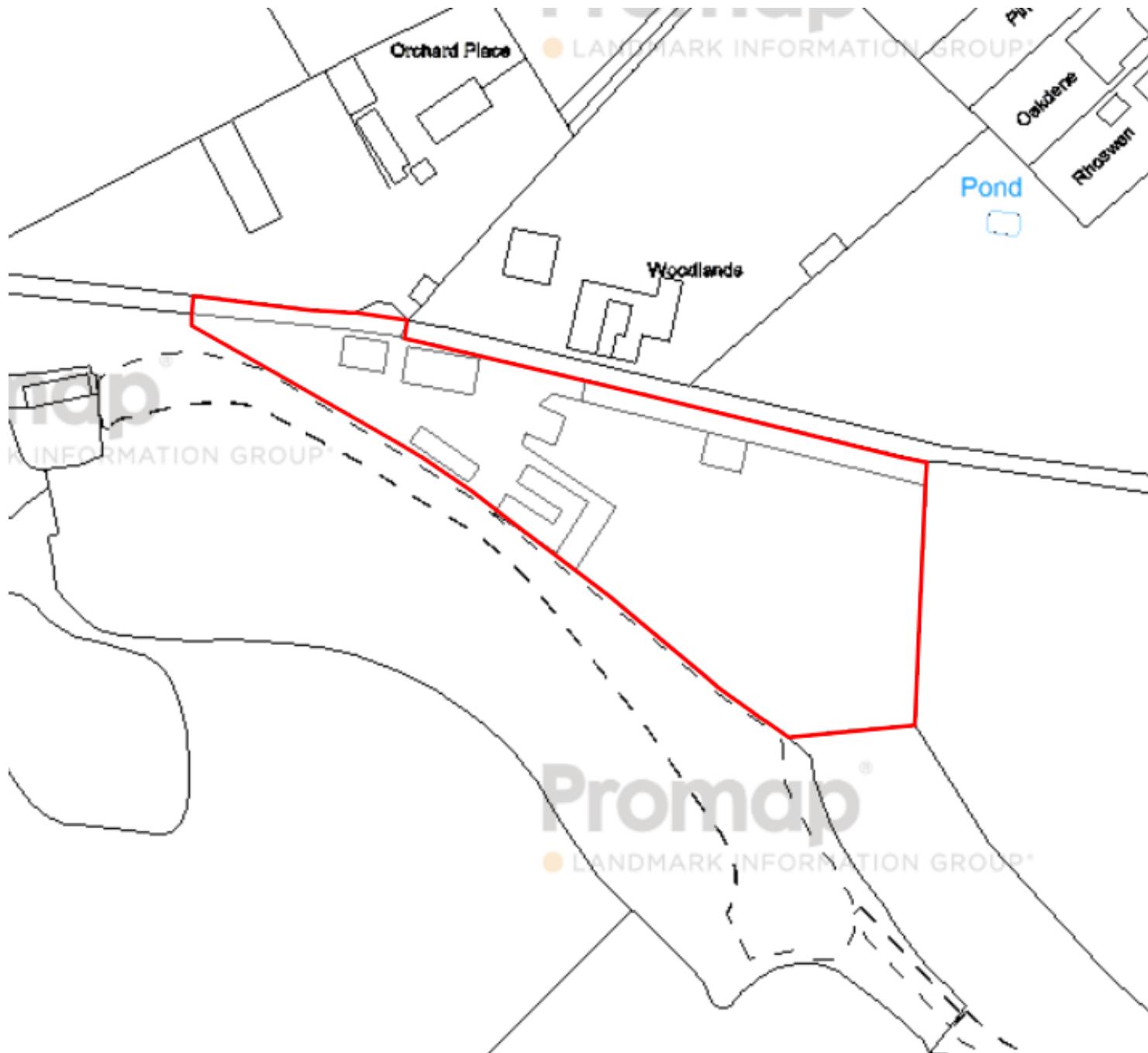
Outbuilding = 1589 sq ft / 147.6 sq m

Total = 4405 sq ft / 409.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
Produced for Churchill Estate Agents. REF: 994555



Contact details

**Churchill Country & Equestrian**

Event House

Wisborough Green

West Sussex

RH14 0DY

01403 700222

[property@churchillcountry.com](mailto:property@churchillcountry.com)

**Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.**

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.