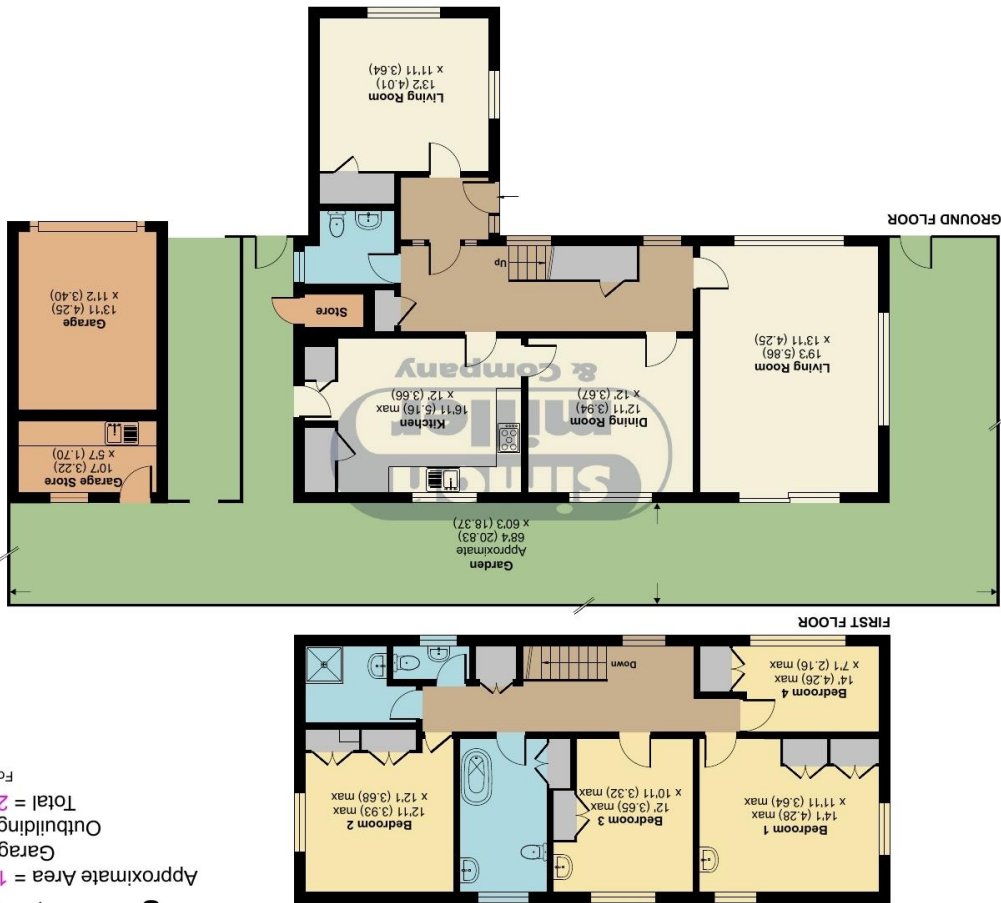


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1307159



Birling Road, Ryarsh, ME19

Approximate Area = 1935 sq ft / 179.7 sq m

Garage = 151 sq ft / 14 sq m

Outbuildings = 72 sq ft / 6.6 sq m

Total = 2158 sq ft / 200.3 sq m

For identification only - Not to scale

**The Vicarage, Birling Road, Ryarsh, Kent, ME19 5LS**

**OFFERS IN REGION OF: £725,000**

**EPC RATING: D**





**A detached FOUR bedroom home offered with vacant possession and situated in the popular village of Ryarsh on the outskirts of West Malling. The property does require some upgrading and moderising but subject to planning consents offers tremendous potential for perspective owners. This family home sits on a generous plot and backs directly onto local farmland. Please contact the office to arrange a key accompanied viewing.**

**Freehold  
EPC: D  
Council Tax: G  
Ultrafast Broadband Available**



- **A FOUR Bedroom Detached Family Home**
- **Popular Village Location**
- **Own Driveway and Garage**

- **Does Need Some Upgrading and Moderising**
- **Backing onto Local Countryside**
- **Vacant Possession**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | [LARKFIELDSALES@SIMONMILLER.CO.UK](mailto:LARKFIELDSALES@SIMONMILLER.CO.UK)

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