

1 Bannister Way, Leybourne Chase, Kent, ME19 5GQ

OFFERS IN EXCESS OF: £600,000

EPC RATING: B

Bannister Way, Leybourne, West Malling, ME19

Approximate Area = 1243 sq ft / 115.4 sq m
Outbuilding = 168 sq ft / 15.6 sq m
Total = 1411 sq ft / 131 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 2026. Produced for Simon Miller & Company. REF: 1541492

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JUST WOW! A TRULY STUNNING FAMILY HOME!
We are delighted to offer for sale this exceptional former Show Home, situated on the ever-popular Leybourne Chase development, just outside the sought-after village of West Malling.
The current owners have spared no expense in transforming and enhancing this already impressive property, creating a beautifully presented and versatile family home that really must be seen to be fully appreciated.
Offering FOUR/FIVE BEDROOMS and a wealth of flexible living accommodation, the property boasts a stunning, recently replaced open-plan kitchen/breakfast area, a separate utility room and a spacious living room featuring beautiful replacement porcelain floor tiles. Follow the replaced oak stairs to the first floor where there are four well-proportioned bedrooms, a family bathroom and an en-suite to the principal bedroom. All have been tastefully redecorated, creating a fresh and stylish finish throughout.
The outside space is equally impressive! The rear garden has been transformed into a fantastic enclosed entertainment area, designed with relaxation and entertaining in mind. Features include an impressive oak canopy, built-in granite work surfaces complemented by attractive oak structures, dedicated space for a hot tub, a barbecue area and an integrated Sonos surround sound system. This really is an outdoor space to enjoy all year round! Adding yet another dimension to this fantastic home is the converted garage, providing exceptionally versatile additional accommodation. Whether you need a home office, study, hobby room or even space for an annexe, the choice is yours!
To the side of the property is a driveway providing off-road parking for numerous vehicles.
Homes of this calibre, offering such a fantastic combination of style, space and flexibility, rarely come to market.
An absolute must-see property! Contact our office today to arrange your viewing. We genuinely believe you won't be disappointed!
Freehold
EPC: B
Council Tax: F
Service Charge: £616.66 p/a
Full Fibre Broadband





- **A FANTASTIC COMPLETELY UPGRADED EX SHOWHOME**
- **FLEXIBLE FOUR/FIVE BEDROOM ACCOMMODATION**
- **AN AMAZING ENCLOSED REAR GARDEN ENTERTAINMENT AREA**
- **NUMEROUS IMPROVEMENTS AND UPGRADES WITHIN**
- **OWN DRIVEWAY AND PARKING TO SIDE**
- **CLOSE PROXIMITY TO WEST MALLING**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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.

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