



Ibbett Mosely

King Street, West Malling ME19 6QT  
£675,000





## Farriers Cottage, King Street, West Malling, ME19 6QT

**GRADE II LISTED THREE / FOUR BEDROOM CHARACTER PROPERTY IN THE HEART OF WEST MALLING WITH SECLUDED WEST FACING GARDEN.**

**VIEWING BY APPOINTMENT ONLY. CALL IBBETT MOSELY, WEST MALLING 01732 842668**

- Semi Detached Property
- Three / Four Bedrooms
- Family Bathroom & Wet Room
- Sitting Room
- Dining Room
- Kitchen / Breakfast Room
- Grade II Listed
- Enclosed Rear Garden
- Excellent Village Location

Ibbett Mosely are delighted to bring this exceptional Grade II Listed character property to the market. Located just off the High Street in the heart of West Malling, this fantastic property offers spacious accommodation and is immaculately presented throughout. There are a wealth of character features including exposed timbers, brickwork and feature fireplaces. Outside, there is a secluded cottage style garden.

### WEST MALLING

The historic market town of West Malling with a broad high street of specialist shops, as well as Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria/London Bridge/Charing Cross). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

Also in close proximity are the villages of Wateringbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.

### ACCOMODATION

The accommodation is spacious and flexible affording great flexibility for the buyer. The sitting room enjoys the benefit of an inglenook fireplace and French doors to the rear garden and the dining room has a wood burning stove. A bespoke fitted kitchen and breakfast room has a central island and range style cooker and stable door to the rear garden. There is a home office which would work well as a small home gym or playroom. A downstairs cloakroom completes the ground floor.

On the first floor there are two double bedrooms together with the family bathroom and a separate wet room and on the second floor there are two further bedrooms with a tandem style layout.

### ENCLOSED REAR GARDEN

Outside, there is a pretty cottage garden which is a well stocked with mature planting and the paved patio area is ideal for al fresco dining. There is a storage shed, outside tap, light and power sockets.

### TONBRIDGE & MALLING BOROUGH COUNCIL

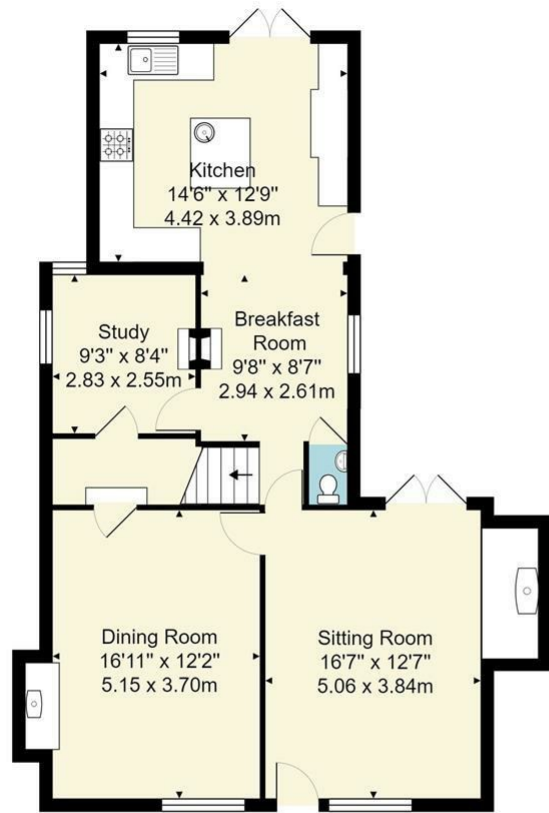
Tax Band E









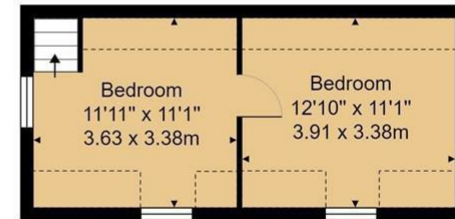
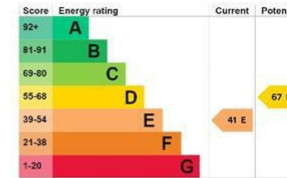


**Ground Floor**



**First Floor**

Approx. Gross Internal Area  
1740 ft<sup>2</sup> ... 161.6 m<sup>2</sup>



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**West Malling 01732 842668**

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