



Ibbett Mosely

17 High Street, West Malling ME19 6QH
£685,000



17 High Street, West Malling, ME19 6QH

FABULOUS THREE / FOUR BEDROOM DETACHED DOUBLE FRONTED GRADE II PROPERTY WITH A ONE BEDROOM COTTAGE ANNEX AND GARAGE SITUATED IN THE HEART OF WEST MALLING WITH BEAUTIFUL PERIOD FEATURES AND EXTREMELY PRETTY FACADE.

PLANNING PERMISSION HAS BEEN GRANTED TO EXTEND THIS FANTASTIC PROPERTY.

- Detached Grade II Listed Property
- Three / Four Bedrooms
- Kitchen / Breakfast Room
- Planning Permission to Extend
- One Bedroom Annex
- Dual Aspect Sitting Room
- Dining Room
- Garage, Store Room & Cellar
- Pretty Courtyard Garden
- Central West Malling Location

Beautiful double fronted four bedroom detached period property which is arguably the prettiest house in West Malling featured in the West Malling guide, thought to be the oldest property still standing in the village with parts of the property dating back to the 15th century.

Ford House is an exceptional property with an abundance of period features, the likes of which is rarely available in the heart of West Malling. Full planning permission has been granted to sympathetically extend and renovate the property in keeping with its origins.

ACCOMMODATION

The property has flexible accommodation in the main house, the ground floor consists of a pretty sitting room and dining room, both with sash windows and a feature fireplace, kitchen / breakfast room and downstairs cloakroom.

On the first floor there are two double bedrooms to the front of the property and a third bedroom which is currently used as a study. A wooden step ladder leads to the second floor where there is further bedroom and a large attic storage room.

EPC EXEMPT

TONBRIDGE & MALLING BOROUGH COUNCIL
Council Tax Band xxx

DETACHED ANNEX

The detached annex has a sitting room, bedroom and bathroom.

COURTYARD GARDEN

The property has a pretty and well established walled courtyard garden. There is rear access to the garage.

PARKING, GARAGE & STORE

A single garage en bloc and private parking space is a wonderful asset to this village property.

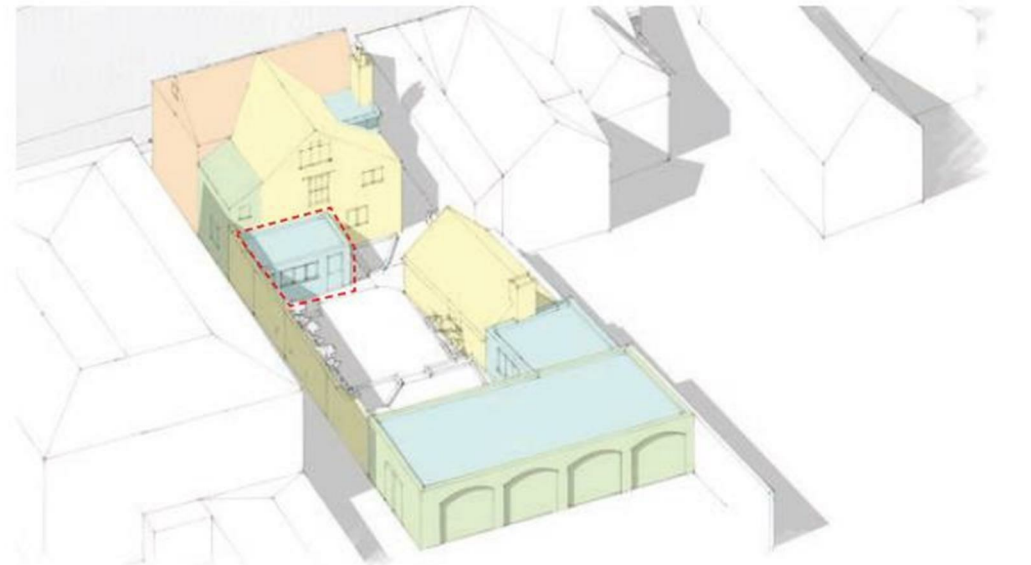
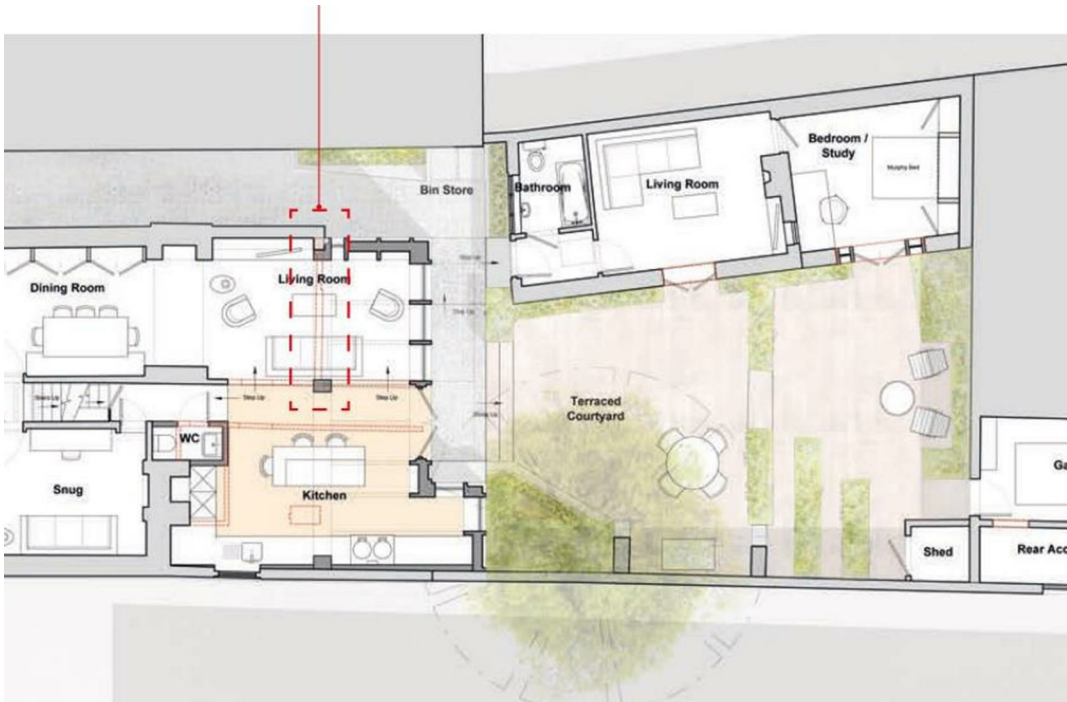
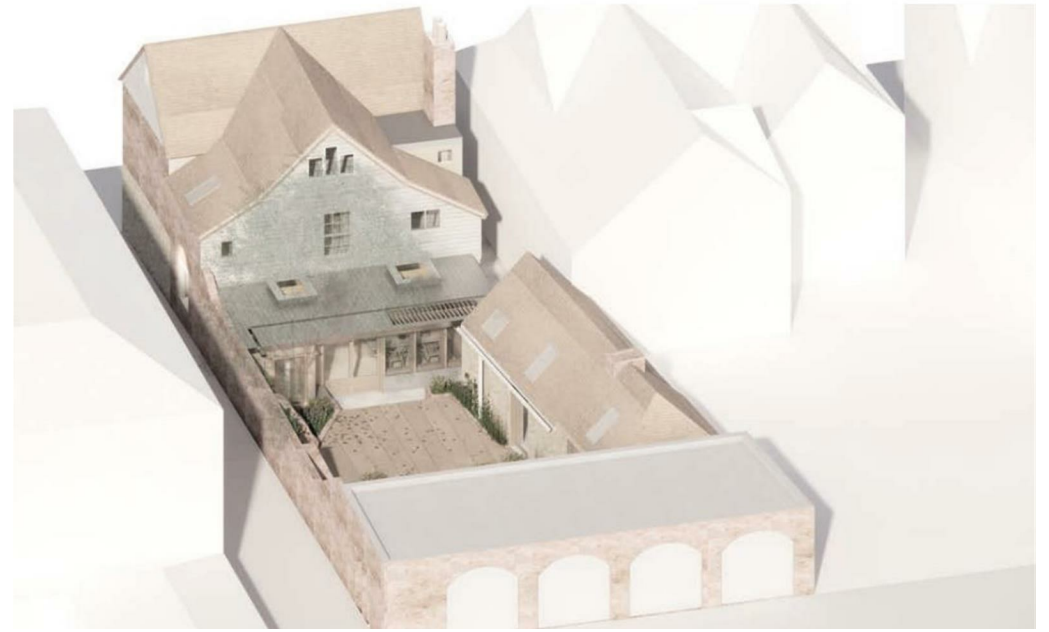
WEST MALLING

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). 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 (Charing Cross/Cannon Street). 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.





Medieval - 17th Century 18th Century Late 18th - Early 19th Century Mid/Late 20th Century



House Approx. Internal Floor Area 1568 sq. ft / 145.7 sq. m
 (Includes Cellar and Loft Room)
 Annexe Approx. Internal Floor Area 357 sq. ft / 33.2 sq. m
 Garage Approx. Internal Floor Area 183. sq. ft / 17.0 sq. m

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

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
 TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London