



Ibbett Mosely

High Street, East Malling, West Malling ME19 6AL
Price Guide £900,000



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AN EXCEPTIONAL FOUR BEDROOM FAMILY HOME WHICH HAS BEEN BEAUTIFULLY EXTENDED TO OFFER A FABULOUS OPEN PLAN KITCHEN DINING LIVING ROOM. SPACIOUS THROUGHOUT THE PROPERTY HAS THE BENEFIT OF THREE RECEPTION ROOMS, A CELLAR, FOUR DOUBLE BEDROOMS, TWO BATHROOMS, A DETACHED GARAGE OFF ROAD PARKING FOR THREE VEHICLES AND LARGE PRIVATE GARDEN TO THE REAR.

SITUATED IN THE VILLAGE CLOSE TO EAST MALLING STATION AND WITHIN EASY REACH OF WEST MALLING HIGH STREET IT HAS LOTS TO OFFER

- Character Home with Modern Extension
- Modern Kitchen Family Room Opening to Large Enclosed Rear Garden
- Cellar & Loft Room
- Four Generous Bedrooms - Master with Ensuite
- Three Spacious Characterful Reception Rooms
- Family Bathroom with Separate Shower
- Popular East Malling Village Close to Mainline Station
- Off Road Parking and Garage
- Walking Distance to West Malling High Street

Ibbett Mosely are delighted to bring this exceptional character property to the market. Located on the High Street, 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 large secluded garden. Also off road parking for three cars plus a detached garage to the rear.

Extended by its current owners to provide a large open plan kitchen dining space linked to an original snug that gives a buyer that modern living flow in a character home. Very much the best of both worlds.

Situated close to East Malling Station giving great connections to London and within walking distance of West Malling High Street.

ACCOMMODATION

This fabulous home has a great mix of characterful rooms and modern amenities. Extended to the rear to now offer a stunning kitchen dining living space it would in our opinion greatly suite a growing family.

With parking to the rear and garage the property is mostly entered in good country tradition utilising the rear entrance. The extended kitchen now provides the hub of the house with lantern roof lights lighting up the modern kitchen diner with bifold doors to the social patio directly to the rear. Opened up to one of the original reception rooms with its traditional beams and fireplace containing a wood burning stove giving that great combination of a cosy snug and expansive modern space. The central hallway gives access to all areas including a utility room and cloakroom as well access to a useful cellar.

Two large reception rooms sit to the front of the house and ooze character with panelled walls feature fireplaces, exposed beams and floorboards giving plenty of flexibility of use for a growing family.

Upstairs the house offers four spacious bedrooms off a central landing with continuation of period features. The main bedroom has a split level floor and built in wardrobes for storage as well as ensuite bathroom facilities. A fantastic family bathroom offers a walk in shower as well as a bath, and serves the other three bedrooms. An additional loft room will be useful for the family to be used as a study or hobby room.

Externally the house has a large garden to the rear. The aforementioned social patio runs directly off the new extended kitchen diner with bifold doors linking the space. Decking runs into paving and a fabulous pizza oven with raised beds to grow herbs to use in your cooking. A landscaped lawn, further patio area and walled boundary with mature beds and feature trees and shrubs offer a great space for the family to enjoy. Parking for three cars is provided as well as a detached garage and shed.

GARAGE AND PARKING

Off road parking for three vehicles and a detached garage.

EAST MALLING

The old world village of East Malling possesses an interesting collection of period properties and a historic church. Local amenities include a post office, schools, public houses, railway station (Ashford - London) and access to the M20 motorway about 2 miles.

Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, 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.

COUNCIL TAX

Tonbridge & Malling Borough Council Band F

EPC - D

<https://find-energy-certificate.service.gov.uk/energy-certificate/4900-2533-0422-2298-3873>





House Approx. Gross Internal Area
(Incl. Cellar, Loft Room and Shed)
2548 sq. ft / 236.7 sq. m

Garage Approx. Internal Area
143 sq. ft / 13.3 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.



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