



Ibbett Mosely

High Street, East Malling, West Malling ME19 6AL
Price Guide £675,000



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A spacious period home offering all the benefits of four bedrooms, four reception rooms, modern kitchen, utility room, good sized garden and useful cellar.

Set in the popular and characterful East Malling High Street, with its Roman Church, mainline station to London and country walks on its doorstep.

Guide Price £675,000

- Characterful 18th Century Home
- Popular East Malling Village
- Walking Distance to Mainline Station & West Malling High Street
- Four Bedrooms, Four Reception Rooms over 2,000 sq.ft
- Feature Fireplaces & Exposed Beams
- Large Walled Garden
- Converted Original Stables to Create Accommodation
- Flexible use of Space - Potential Annexe Set Up
- Useful Cellar
- EPC rating E - Council Tax - Tonbridge & Malling Band F

A fabulous home situated in the highly popular period High Street of East Malling. Just a few moments walk from the mainline station to London and the coast and within easy reach of West Malling centre with amenities, restaurants and bars.

Built in 18th Century with its double fronted symmetry the house offers period charm with over 2,000 sq. ft of accommodation. Set over three floors with four bedrooms, four reception rooms, modern kitchen, fantastic garden and useful cellar.

Feature fireplaces and exposed beams as well as a converted stable block are just some of charm to be found in this wonderful historic home.

Description

This 18th century property sits proud with its period symmetry and the two holly bushes that give this house its name. I am sure this will win over potential buyers of this fabulous home.

A central welcoming hallway offers access to all areas of this spacious home in excess of 2,000 sq. ft. Two wonderfully decorated reception rooms, almost identical in size and shape give options to the owner as to usage. Both have fireplaces with period surrounds and feature walls seamlessly mixing the period features with modern décor that compliment each other. A modern recently refitted kitchen sits to the rear and offers fantastic space and storage for a family home. To the other side of the hallway is a study area that links via the utility room to what was a former block of stables. Now offering a further linking room with downstairs WC and then onto a room currently designated as a dining room. All this area could be configured in our opinion to become a spacious annexe linked to the house but with its own privacy, ideal for multi generation living. Access to the cellar from the kitchen of is useful for additional storage space.

The garden has a great feel with its access from the kitchen and old stables block onto a social patio, This leads down to a walled garden which is mainly laid to lawn with a circular patio to the rear. The house is also stunning from the garden with its cat slide Kent peg tiled roof and stable addition. Side access is given for ease of removing garden waste.

The first floor accessed via a sweeping staircase offers three bedrooms and a family bathroom. Two large bedrooms look out over the front of the house and a further single bedroom, currently used as a study looks out to the side. A family bathroom finishes off the accommodation on this floor. A Georgian bannister sweeps a further staircase up to the second floor where there are more exposed beams and a landing leading to a further large double bedroom. A door also leads in to the eaves and attic space for storage.

Contact Ibbett Mosely today to arrange a viewing.

Location

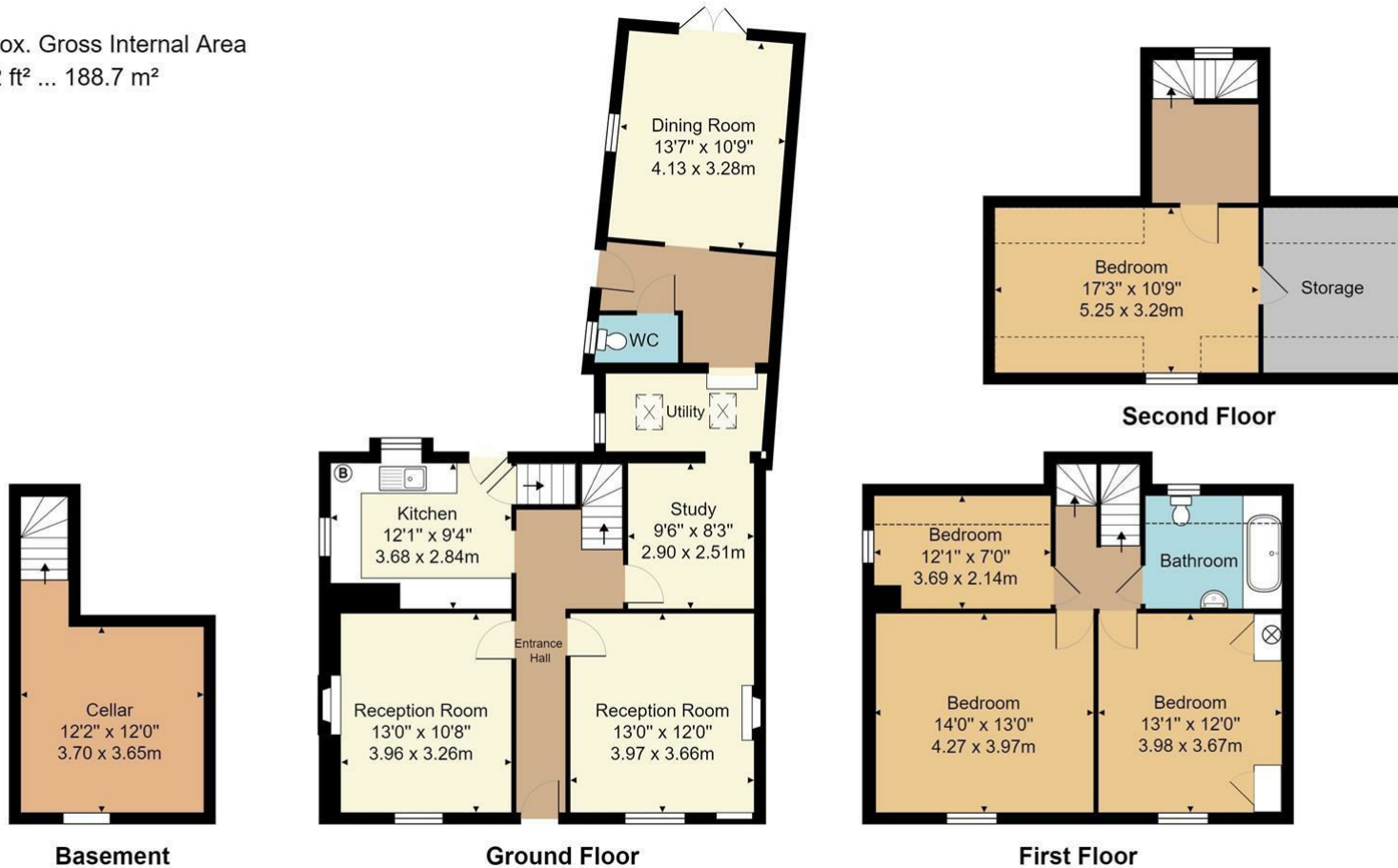
The old world village of East Malling possesses an interesting collection of period properties and a historic church. Local amenities include a post office, schools, public houses, railway station (Ashford - London Victoria and Charing Cross) and access to the M20 motorway about 2 miles.

Nearby is the historic market town of West Malling with its broad high street of specialist shops, including a 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 (including grammar schools) 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.



Approx. Gross Internal Area
2032 ft² ... 188.7 m²



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

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