



Ibbett Mosely

43 Garner Drive, East Malling, Kent,
ME19 6NF

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A fantastic four bedroom detached family home. Built as one of only two statement homes on the development with brick walls and gated access. Situated overlooking the central green with a tree lined entrance spanning out in front of house to the entrance to the development it certainly offers great kerb appeal.

A spacious home with plenty of parking offering a gated drive and detached double garage the property sits in a good sized garden plot. It is immaculately presented throughout and has had the recent upgrade to the kitchen.

We cannot wait to show you round this wonderful home.

Guide Price £850,000

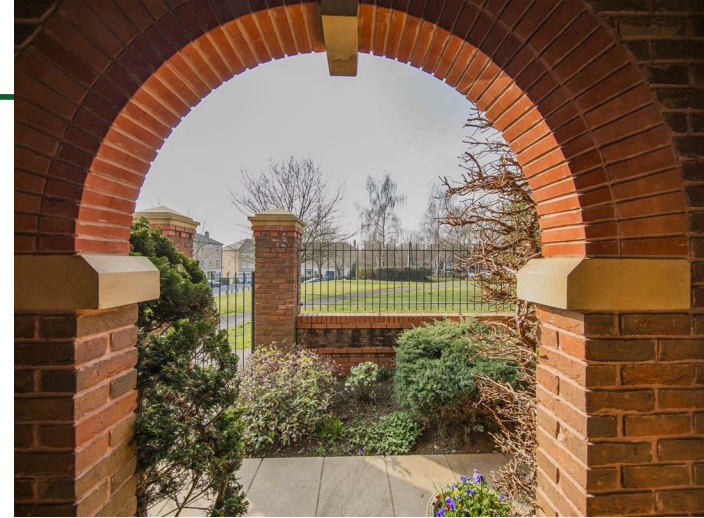
- Detached Family Home
- Dining Room & Conservatory
- Off Road Parking via Gated Drive & Detached Double Garage
- Prestigious Location on Bradboure Fields Development
- Four Bedrooms Two with Ensuites
- EPC rating C
- Modern Recently Updated Fitted kitchen
- Immaculately Presented
- Guide Price £850,000

Located in the sought after Bradbourne Fields area of East Malling, Garner Drive presents an exceptional opportunity for those seeking a spacious family home. This delightful house boasts four well-proportioned bedrooms, providing ample space for family living or accommodating guests. The property features two inviting reception rooms, perfect for entertaining or enjoying quiet evenings with loved ones.

With its family bathroom and two ensuites, morning routines will be a breeze, ensuring convenience for all members of the household. The layout of the home is thoughtfully designed to offer both comfort and functionality, making it an ideal choice for families or those who appreciate generous living spaces.

East Malling is known for its picturesque surroundings and community spirit, offering a blend of tranquillity and accessibility. Residents can enjoy local amenities, parks, and excellent transport links, making it easy to explore the wider area.

This property on Garner Drive is not just a house; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest in a promising location, this home is sure to impress. Do not miss the chance to view this wonderful property and envision your future in East Malling.





ACCOMMODATION

The property sits prominently looking out over the central green with great kerb appeal. Accessed via a gated drive but with additional parking just outside the gates for visitors and overflow if needed. A double detached garage sits beside the house with access to the rear garden. Options always exists for change of use to these fabulous spaces to develop into residential rooms or studies.

The house is beautifully designed as you enter into a spacious welcoming galleried hallway offering access to all area. One of the first things to note is the light that the property offers throughout which we know will be much appreciated. A downstairs cloakroom and fantastic study, ideal for those working from home, sit to the front of the house. The main sitting room with feature fireplace runs from front to back to the right of the house as you enter and leads into a stunning conservatory overlooking the rear garden and linking inside and out.

Centrally, off the hallway the dining room offers great flexibility to be a family play room or secondary lounge if formal dining is not something you need or want. Just to the left of the dining room is the beautifully designed and recently modernised kitchen, set out in a u shape looking out to the rear garden and offering a breakfast bar and space to sit for social interaction with guests and family. A very useful utility room is also provided with side door access to the garden.

As a family home this property provides all the essentials in a stylish way with its good sized bedrooms, off the central galleried landing. All of them double rooms and two of them offering ensuite facilities. The primary bedroom gives great space incorporating a bank of wardrobes and a four piece bathroom. It also offers views over the green and tree lined road leading into the estate. The second bedroom also has an ensuite and built in wardrobes, the third bedroom has built in storage. A central family bathroom with a four piece suite including bath with shower over.

The garden is a good size and one of the biggest on the development, it is mainly laid to lawn with feature mature planted beds. A social patio embraces the house with a further deck to enjoy the space to the rear of the garage and shed.

GARAGE & PARKING

Private gated driveway leading to a detached double garage, plenty of space for parking in front of the garage and overflow if needed in front of the driveway.

EAST MALLING

The olde worlde 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, 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.

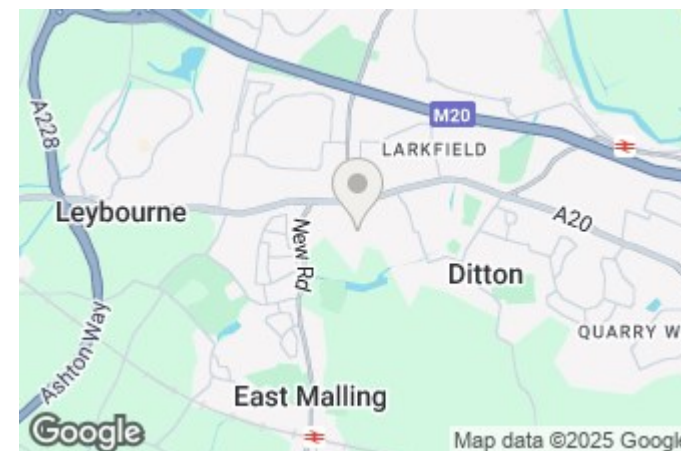
Also in close proximity are the villages of Watlingbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.

TONBRIDGE & MALLING BOROUGH COUNCIL

Band G

EPC - C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2617-1591-9163-0114-4130>









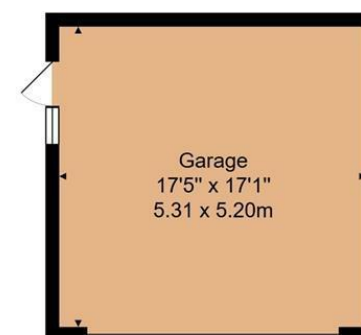




Ground Floor



First Floor



Garage

House Approx. Gross Internal Area 1778 sq. ft / 165.2 sq. m
Garage Approx. Internal Area 297 sq. ft / 27.6 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

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