



Ibbett Mosely

Wateringbury Road, East Malling ME19 6JE
Price Guide £950,000



Belvedere Cottage, Waterringbury Road, East Malling, ME19 6JE

**DETACHED FOUR BEDROOM COTTAGE WITH AN ABUNDANCE OF PERIOD FEATURES
SET IN A SEMI-RURAL LOCATION JUST ON THE OUTSKIRTS OF THE PICTURESQUE
VILLAGE OF EAST MALLING WITH A BEAUTIFULLY LANDSCAPED AND MAINTAINED
ENCLOSED REAR GARDEN AND CAR BARN FOR TWO CARS**

- Detached Character Cottage
- Four Double Bedrooms
- Master with En Suite
- Study / Playroom
- Abundance of Period Features
- Bespoke Fitted Kitchen / Dining Room
- Sitting Room with Inglenook Fireplace
- Utility Room & Downstairs WC
- Driveway & Double Carport
- Secluded Garden with Ragstone Wall

Ibbett Mosely are delighted to bring Belvedere Cottage to the market. This stunning four bedroom detached period cottage is set on the outskirts of the picturesque village of East Malling, just 0.4 miles to East Malling station. Parts of the property date back to the 14th century and is bursting with an abundance of charm and period features such as exposed beams and an inglenook fireplace.

The property has been sympathetically extended and refurbished throughout and offers well proportioned and immaculately presented accommodation throughout.

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 Waterringbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.

ACCOMMODATION

Belvedere Cottage comprises of a spacious sitting room with an inglenook fireplace, a beautiful bespoke fitted kitchen open to the dining room with glass door to the wine cellar. The home office would also work well as fifth bedroom or snug/playroom. A utility room and downstairs cloakroom complete the ground floor accommodation.

On the first floor there are four double bedrooms, most have fitted wardrobes, master with en suite shower room and the family bathroom.

From the first floor, a staircase leads to spacious loft room which is currently used for storage but could be converted subject to appropriate planning consent.

GARDEN

A pathway leads to a charming secluded garden which has been beautifully landscaped with an Indian sandstone patio, lawn and a decked area.

DRIVEWAY & CARPORT

An oak framed car barn with parking for two cars is approached via a gravel driveway. The driveway is shared with the neighbouring oast house.

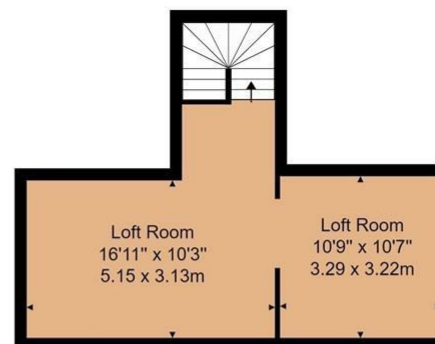
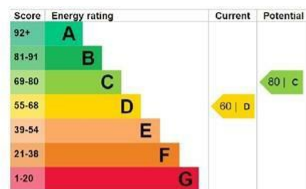
TONBRIDGE & MALLING BOROUGH COUNCIL

Council Tax Band F





House Approx. Gross Internal Area 2204 sq. ft / 204.8 sq. m
Cellar Approx. Internal Area 143 sq. ft 13.3 sq. m

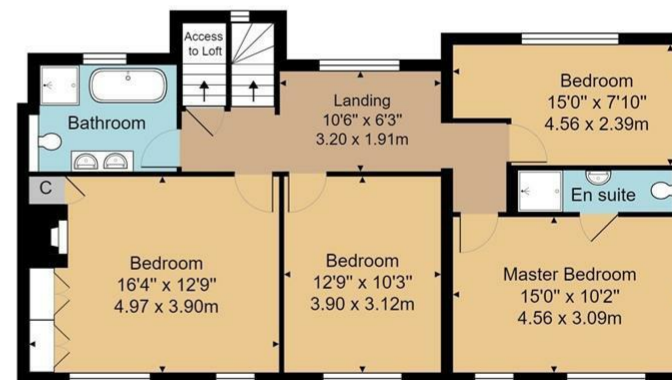


Second Floor



Basement

Ground Floor



First 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

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