



Ibbett Mosely

30 King Street, West Malling, ME19 6QT







An absolutely stunning extended double fronted Grade II listed house that is a combination of two cottages to now provide a spacious characterful family home.

Set in a side road off West Malling this house not only delivers in finish and space but also location with all amenities and entertainment on hand including a mainline station to London Victoria and Charing Cross.

We strongly recommend an internal viewing of this unique home.

Guide Price £950,000 to £975,000

- Stunning Characterful Grade II Listed Residential Home
- Spacious & Immaculately Presented Throughout
- Fabulous Mix of Open Plan Living with Period Charm
- Four Reception Rooms
- Four Double Bedrooms & Two Luxurious Bathrooms
- Large Westerly Facing Garden
- Utility / Boot Room & Double Cellars
- Prime Location - just off West Malling High Street
- EPC Rating D - Council Tax Band G
- Guide Price £950,000 to £975,000

## Entrance

Solid wood entrance door to entrance hall.

## Entrance Hallway

Solid wood floor, exposed timbers, radiator, storage cupboard, stable door to rear garden, exposed timbers opening to inner hallway.

## Inner Hallway

Solid wooden floor, beautiful exposed timber archway opening to reception hall, wall lights.

## Reception Hall

Sash window to front, exposed timbers, wall lights, stairs to first floor, fuse box,

## Sitting Room

Sash window to front, exposed timbers, fireplace with cast iron wood burning stove, Solid wood floor.

## Kitchen Breakfast Room

Rencraft kitchen with bespoke range of Shaker style painted doors and base units

with contrasting stone worktops, drawer unit, storage cupboard, inset butler sink with mixer tap, window to rear, inset ceiling spotlights, open to breakfast area with exposed timbers herringbone brick floor and inset ceiling spotlights. There is also access to a full height cellar with light and power. - Breakfast Room, Exposed timbers, feature brick fireplace with brick hearth, sash window to front.

## Cellars x 2

Good size full height separate cellars with light and power accessed via the Kitchen and Drawing Room.

## Drawing Room

Window to side, beautiful cast-iron stove with wooden mantle, wall lights, solid wood floor, door to second cellar and, open to garden room with glass roof, full height windows and French doors to rear garden. Door to utility room and downstairs cloakroom.







## Utility Room

Boiler, space and plumbing for washing machine, butler sink, with wall mounted taps, window to rear, tiled floor, inset ceiling spotlights.

## Downstairs Cloakroom

WC, wall mounted sink, velux window, solid wooden floor.

## First Floor Landing

Exposed timbers, radiator, Access to timbered roof space.

## Master Bedroom

Exposed timbers, two sash windows to front, radiator times two, walk-in wardrobe, door to ensuite shower room.

## Ensuite

Walk in shower, WC, sink in vanity unit with mixer tap, wall mounted mirrored cupboard, shaver socket, part tiled walls, window to rear, exposed timbers, school style towel radiator.

## Bedroom Two

Window to rear, radiator, exposed timbers.

## Bedroom Three

Sash window to front, exposed timbers, radiator.

## Bathroom

Free standing double ended bath with Victoriana style mixer tap and shower attachment, window to rear and side, pedestal wash hand basin, Low-level WC, painted wooden floor, part panelled painted walls, school style towel rail radiator, wall mounted mirror cabinet.







## Bedroom Four

Window to front, radiator, exposed timbers, access to the timbered roof space.

## Garden

Paved patio area with wooden pergola outside lights, part walled and part fenced fully enclosed with several seating areas, variety of mature shrubs and well established flowerbeds, and trees including a beautiful well-established Olive tree, lilac and flowering cherry. Beautifully looked after and presented, a real oasis set in West Malling High Street. The rest is mostly laid to lawn, raised vegetable beds, three wooden sheds.



## Gym

One of the outbuilding sheds has been adapted to be a gym with insulation, electricity and light. Could be adapted to outside office space.

## West Malling

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, Charing Cross and London Bridge. 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. 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.





House Approx. Gross Internal Area (Incl. Cellars) 2672 sq. ft / 248.3 sq. m  
 Outbuilding Approx. Internal Area 144 sq. ft / 13.4 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**

**Sevenoaks 01732 452246**

EPC Rating-

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

**[www.ibbettmosely.co.uk](http://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*