



Gransden Road
East Malling ME19 6GQ
£950,000



COUNTRY HOMES

East Malling ME19 6GQ

Are you looking for that immaculate bespoke designer home? This 5 bedroom executive detached property built by Dandara Homes is only just over a year old so comes with the remainder of the new build certification and warranties.

Situated at the back of the development overlooking the orchards and being the last house in the 'close' this property offers privacy and seclusion as well as fantastic rural views in keeping with the history of the village.

The current owners have spared no expense in bespoking this already high specification home making it a discerning purchaser's dream. Upgraded design elements such as panelling and tailored window dressings, as well as designer wardrobes and storage fitted are only some of the appealing extras. With 5 bedrooms, 2 having ensuite facilities and the master having a dressing area, large kitchen, family and dining area, 2 further receptions, utility, downstairs WC and family bathroom, this property extends to over 2600sq ft of useable floor space including garage.

Externally the garden has been levelled and landscaped to provide a great entertaining and play area and is a good size for this type of property. To the front there is a driveway for 4 cars which leads to the double garage.

East Malling is a small quaint village with a tea room, pub and recreation ground. A short distance from the larger West Malling which offers an array of independent shops bars and restaurants. There is also primary and secondary schooling. There is a station with trains into terminals and there are easy links to the M20 and beyond.

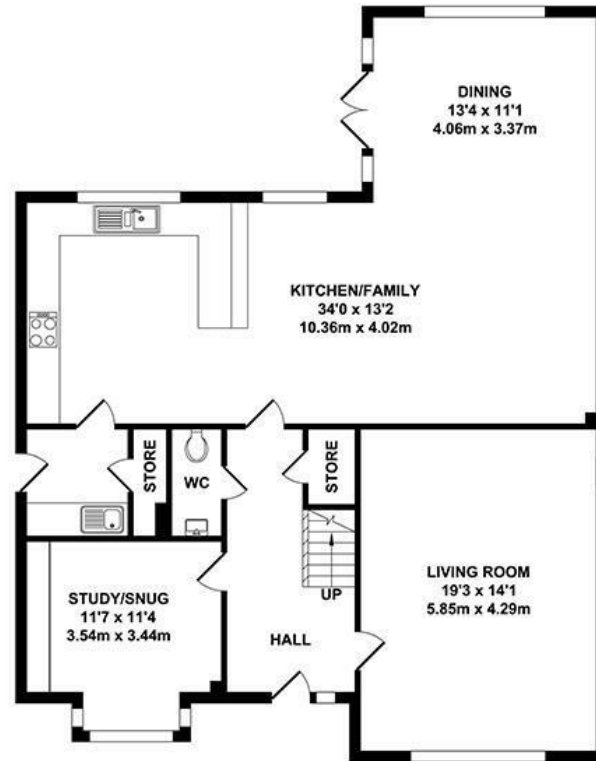
With far too many features to list, this one off property needs to be viewed to be fully appreciated, call now to arrange your viewing. Strictly by appointment only.

- Detached executive home
- 5 bedrooms
- 2 ensembles
- Utility room
- Landscaped garden
- Rural views to front
- Double garage and large drive
- Open plan kitchen family room
- 2 further receptions
- Immaculate condition

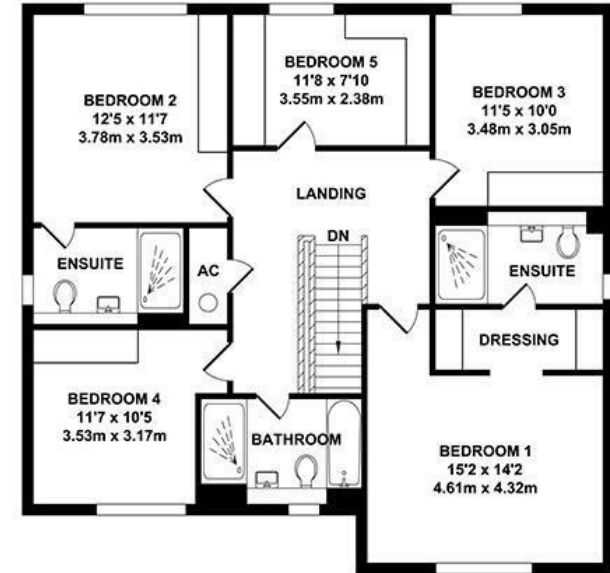




GARAGE
APPROX. FLOOR AREA
387 SQ.FT.
(35.99 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1202 SQ.FT.
(111.71 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1042 SQ.FT.
(96.79 SQ.M.)

TOTAL APPROX. FLOOR AREA 2632 SQ.FT. (244.49 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		85	91
England & Wales		EU Directive 2002/91/EC	



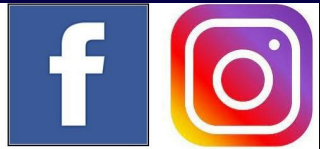


Location Map

Tenure: Freehold

Council tax band: G

Charges
Estate management £tbc
Review period tbc



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me

www.khp.me



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