



Wateringbury Road

East Malling ME19 6JE

£1,595,000



COUNTRY HOMES

East Malling ME19 6JE

A well presented individual home in a semi rural position with character, charm and further potential.

This beautiful detached oast house is surrounded by Orchards and has just over 2 acres (TBV) of Land with a substantial studio/home office (currently used as a pottery) , a 60' greenhouse and is only a 5 minute walk from the station.

Offering versatile living, there is approx. 2495 sq ft of floor space in the house. As you can see from the floorplan there are 3 bedrooms to the first floor with the ground floor roundel offering the possibility of a 4th or, as is currently, a further reception. There is planning permission to extend considerably so there is the opportunity to really make this your own.

Accessed via electric gates and offering extensive parking to the front, this bespoke property becomes even more impressive when inside. The warm wood exudes character and charm and the vaulted ceiling creates light and space. With a feature fireplace in the main lounge, this property is one for all seasons. There is a large kitchen with a range of solid oak units leading to a very spacious utility room.

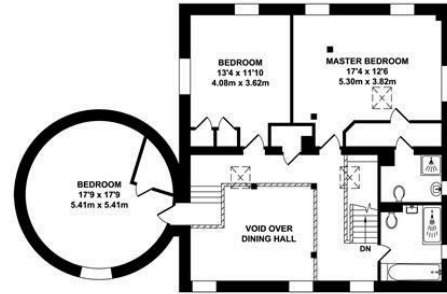
The gardens are impressive with a spacious lawn, mature beds and borders and an array of ornamental fruit and nut trees. There are a variety of outbuildings which would suit the serious gardener, those professionals who need space or simply those wanting to fully enjoy the outside.

Situated on the outskirts of East Malling, a small village with good access to motorway links and it's mainline station with services into London stations, it is a short drive from the larger village of West Malling, which offers an array of bespoke shops, bars and restaurants, this is a very popular location.

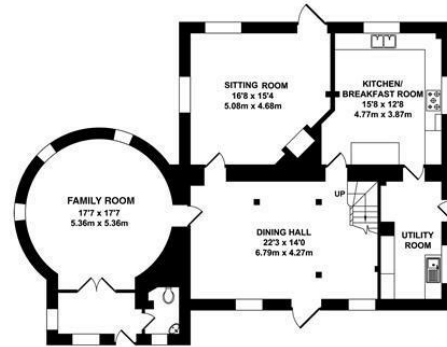
With far too much to list, this secure and secluded home needs to be viewed, call now to arrange your visit.

- Detached oast
- Gated
- Extensive parking
- Semi rural position
- 3/4 bedrooms
- Planning to extend
- Large plot
- Outbuildings
- Character and charm
- Well presented

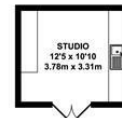
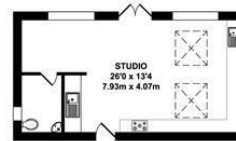




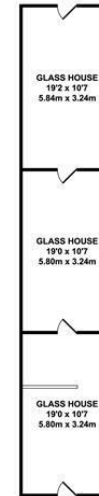
FIRST FLOOR
APPROX. FLOOR AREA
1048 SQ.FT.
(97.36 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1309 SQ.FT.
(121.60 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR AREA
1097 SQ.FT.
(101.94 SQ.M.)



TOTAL APPROX. FLOOR AREA 3454 SQ.FT. (320.90 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 | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

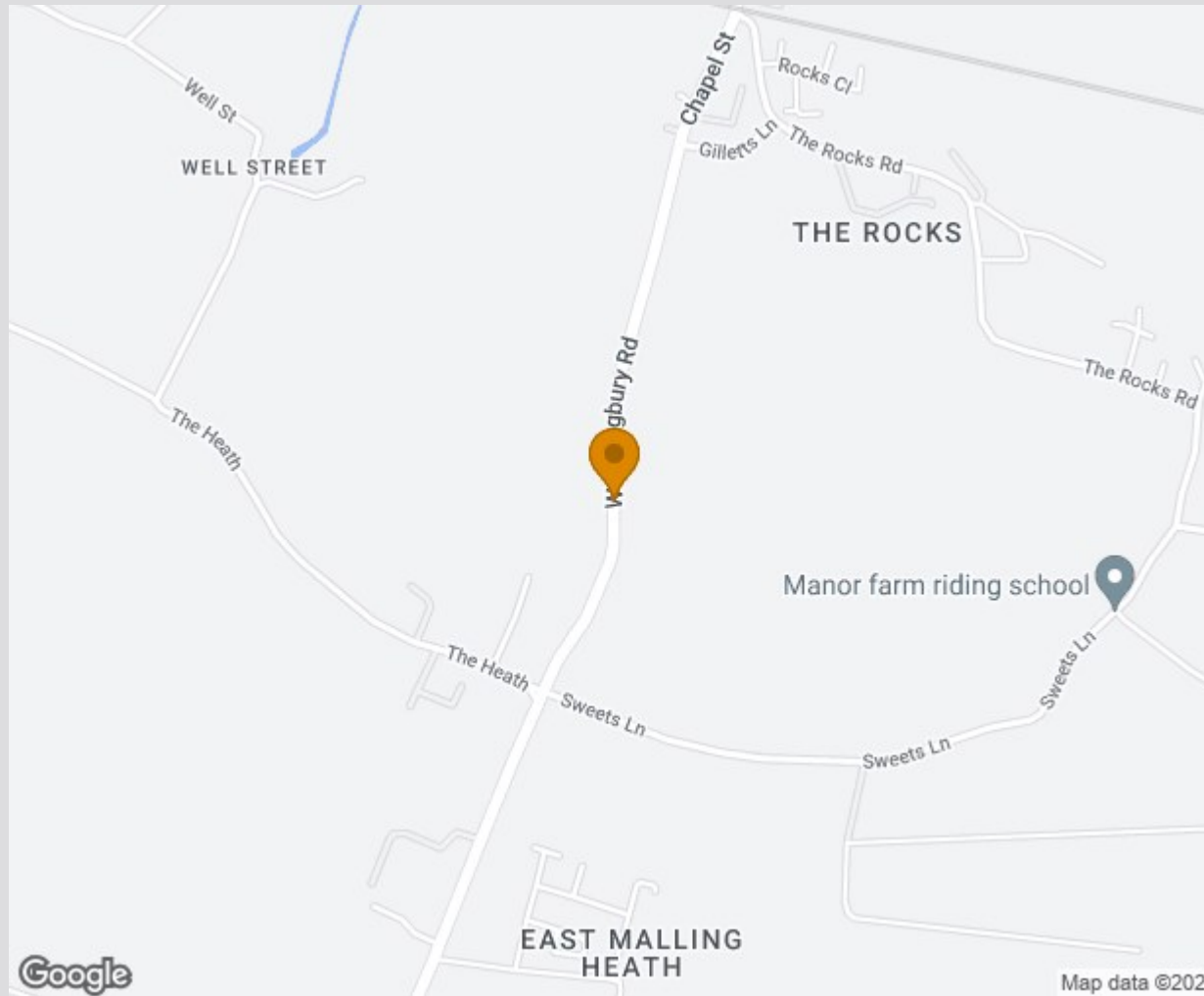




Location Map

Tenure: Freehold

Council tax band: G



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www.khp.me



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