# Eden Farm Lane
West Malling ME19 6HL

£950,000

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COUNTRY HOMES

# West Malling ME19 6HL

Welcome to this charming, attached, two roundel oast house located on the picturesque Eden Farm Lane, West Malling. This property boasts character and history that is sure to captivate any potential homeowner.

Upon entering, you are greeted by two spacious reception rooms. The kitchen is also spacious and there are four bedrooms and three bathrooms, including two ensuites.

Extended by the current owners, the property combines period aesthetics with modern living.
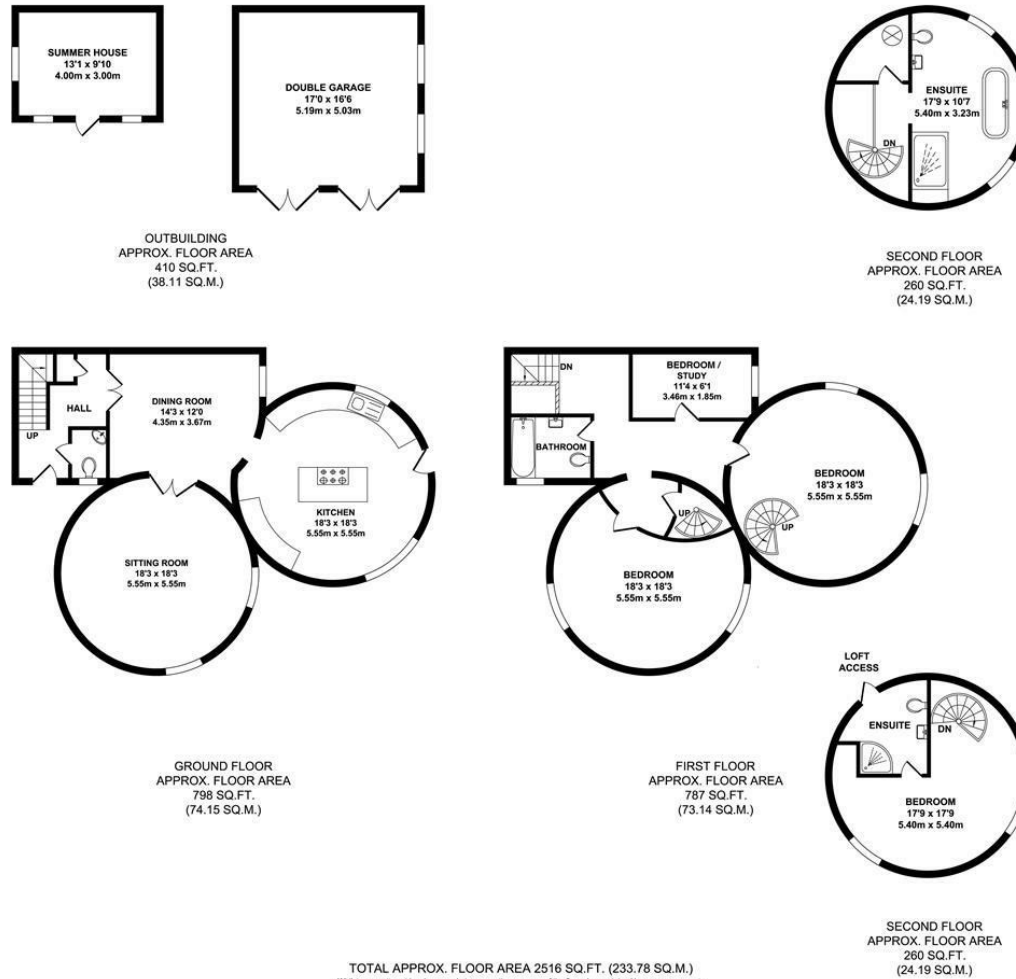
One of the standout features of this oast house is the large plot it stands on, and it's delightful, mature south-facing garden.

The Oast House is conveniently located in a semi-rural setting but within walking distance of West Malling High Street and More Park Primary School. This home benefits from the surrounding countryside, whilst being just a few minutes' walk from the West Malling train station, providing easy access to nearby towns and London. Additionally there is ample parking and garaging.

If you are looking for a home that combines character, history and modern convenience, this attached oast house on Eden Farm Lane is the perfect choice for you. Don't miss out on the opportunity to own a piece of history in this idyllic location. Call now to view.

- Character, two Roundel Oast house
- Four bedrooms
- Three bathrooms, 2 ensuite
- Large plot with delightful south-facing garden
- Double garage and parking
- Semi-rural location
- Walking distance to West Malling High Street
- Walking distance to West Malling train station
- Walking distance to More Park Primary School
- No onward chain

SUMMER HOUSE
13'1 x 9'10
4.00m x 3.00m

DOUBLE GARAGE
17'0 x 16'6
5.19m x 5.03m

OUTBUILDING
APPROX. FLOOR AREA
410 SQ.FT.
(38.11 SQ.M.)

ENSUITE
17'9 x 10'7
5.40m x 3.23m

DN

SECOND FLOOR
APPROX. FLOOR AREA
260 SQ.FT.
(24.19 SQ.M.)

HALL

UP

DINING ROOM
14'3 x 12'0
4.35m x 3.67m

KITCHEN
18'3 x 18'3
5.55m x 5.55m

SITTING ROOM
18'3 x 18'3
5.55m x 5.55m

GROUND FLOOR
APPROX. FLOOR AREA
798 SQ.FT.
(74.15 SQ.M.)

DN

BEDROOM /
STUDY
11'4 x 6'1
3.46m x 1.85m

BATHROOM

BEDROOM
18'3 x 18'3
5.55m x 5.55m

UP

UP

BEDROOM
18'3 x 18'3
5.55m x 5.55m

FIRST FLOOR
APPROX. FLOOR AREA
787 SQ.FT.
(73.14 SQ.M.)

LOFT
ACCESS

ENSUITE

DN

BEDROOM
17'9 x 17'9
5.40m x 5.40m

SECOND FLOOR
APPROX. FLOOR AREA
260 SQ.FT.
(24.19 SQ.M.)

TOTAL APPROX. FLOOR AREA 2516 SQ.FT. (233.78 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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75-77 High Street, West Malling, Kent ME19 6NA
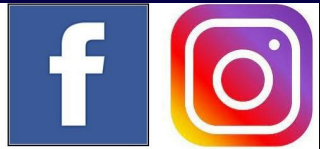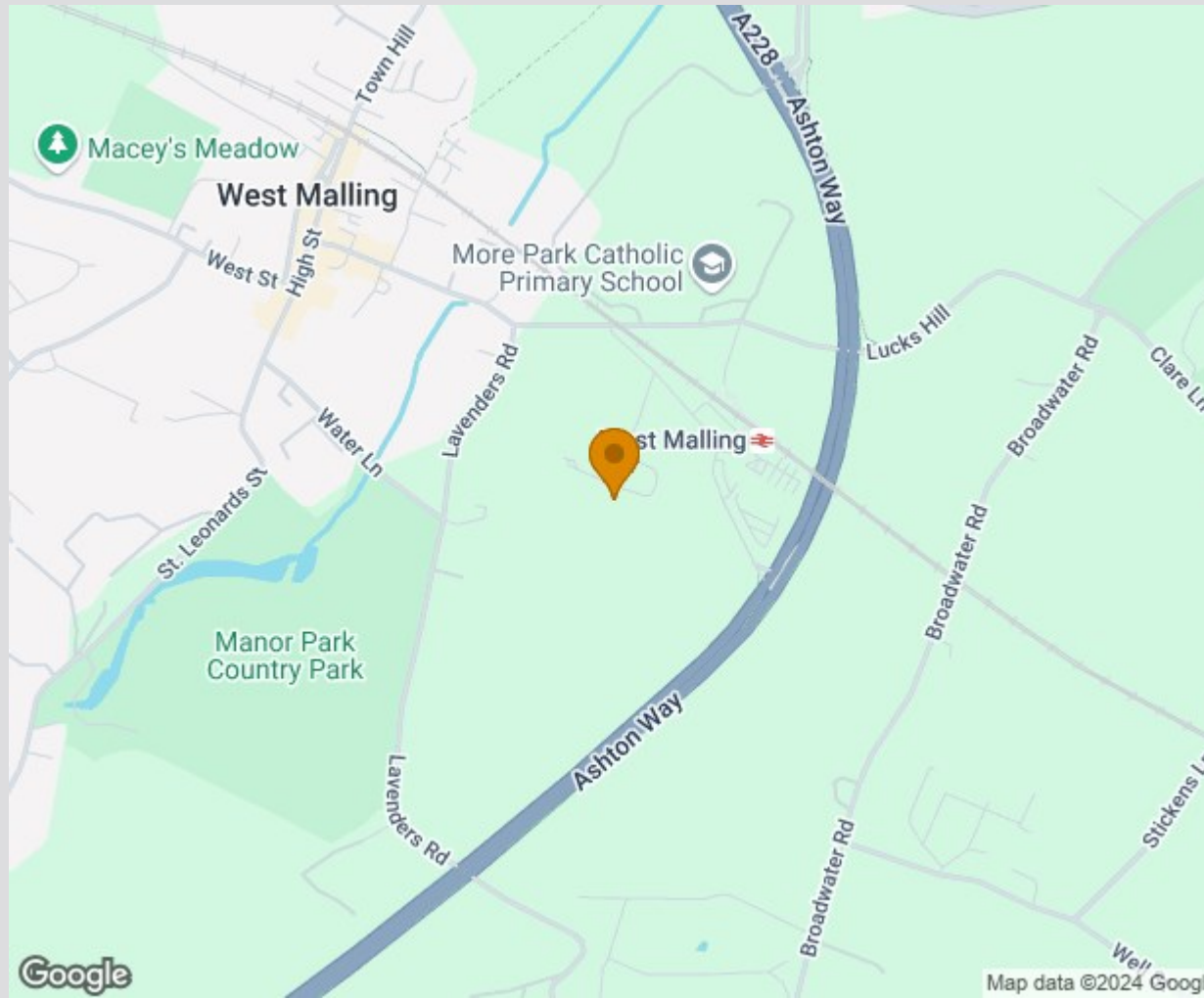01732 87 11 11
westmalling@khp.me

## Location Map

Tenure: Freehold

Council tax band: G

Agent's note
There is the possibility to sell a portion of the garden to a neighbouring property.



The Property Ombudsman