



St. Leonards Street

West Malling ME19 6UB

£800,000



COUNTRY HOMES

West Malling ME19 6UB

Are you looking for a prestigious bespoke desirable property? If so this terraced house, part of the imposing Douces Manor estate, thought to be originally built around the 1730's, could be your dream home.

Douces Manor sits in an elevated position opposite Manor Park Country Park and is set in it's own park like gardens extending over approximately 11 acres. Accessed via a sweeping drive and via electric gates which leads to parking areas and garaging, the feeling of space is allied with security and privacy at this gated community. The grounds are a short walk from the ever popular village of West Malling which offers bespoke shops, restaurants and bars and a station with trains into London Victoria, Charing Cross and Waterloo.

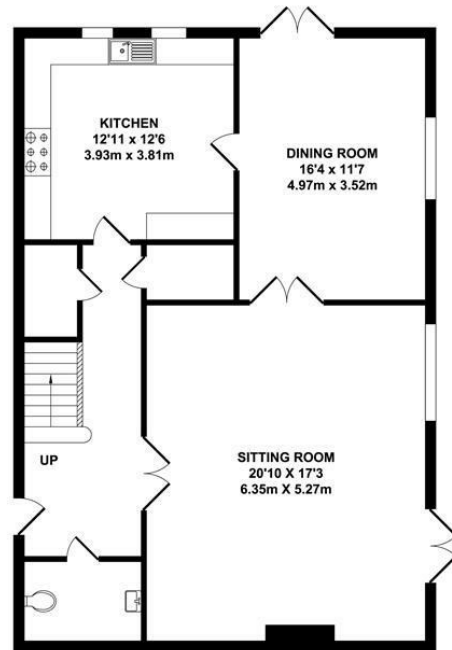
The houses were a later addition, in approximately 2006, to the estate so have a modern feel and are set to the rear of the main house. Once inside the 1860sq ft property you will be impressed with the space. 2 receptions with high ceilings and elegant cornicing and 3 bedrooms, 2 with ensuite, offer flexibility for the discerning purchaser. The 3rd bedroom gives access to the balcony, overlooking the attractive central courtyard. The John Lewis kitchen has fitted appliances, granite worktops and storage space. The houses are arranged around the courtyard, the original high stone wall of the original kitchen garden of the Manor House is incorporated in the design as the outer perimeter wall of the properties. This house boasts two private patios with views across the beautifully maintained communal garden and is set in a tranquil position.

Residents of the estate also have access to the original Victorian conservatory.

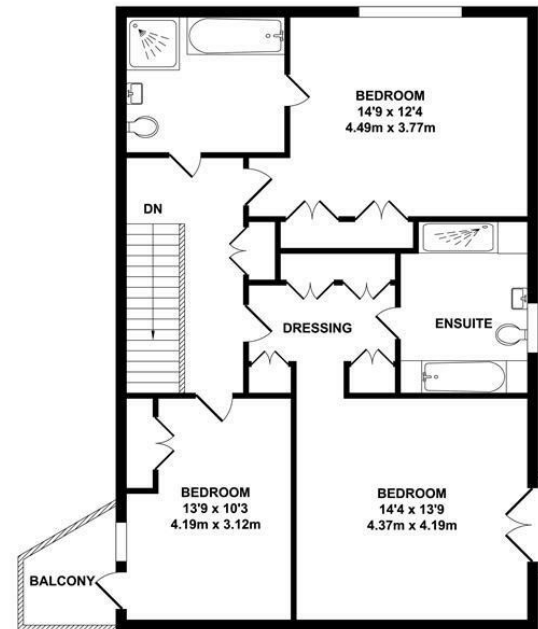
With the addition of residents parking and a private garage this well presented home is offered for sale chain free. Call now to arrange your viewing.

- Terraced house
- Part of 11 acre estate
- Premium location
- 3 bedrooms
- 2 ensuite
- 2 receptions
- Balcony
- Garage
- Chain free
- Call to view





GROUND FLOOR
APPROX. FLOOR AREA
930 SQ.FT.
(86.41 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
930 SQ.FT.
(86.41 SQ.M.)

TOTAL APPROX. FLOOR AREA 1860 SQ.FT. (172.82 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		
	G		
Not energy efficient - higher running costs			
England & Wales		82	88
EU Directive 2002/91/EC			

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Location Map

Tenure: Leasehold

Council tax band: G

Charges

Estate management £tbc

Review period tbc

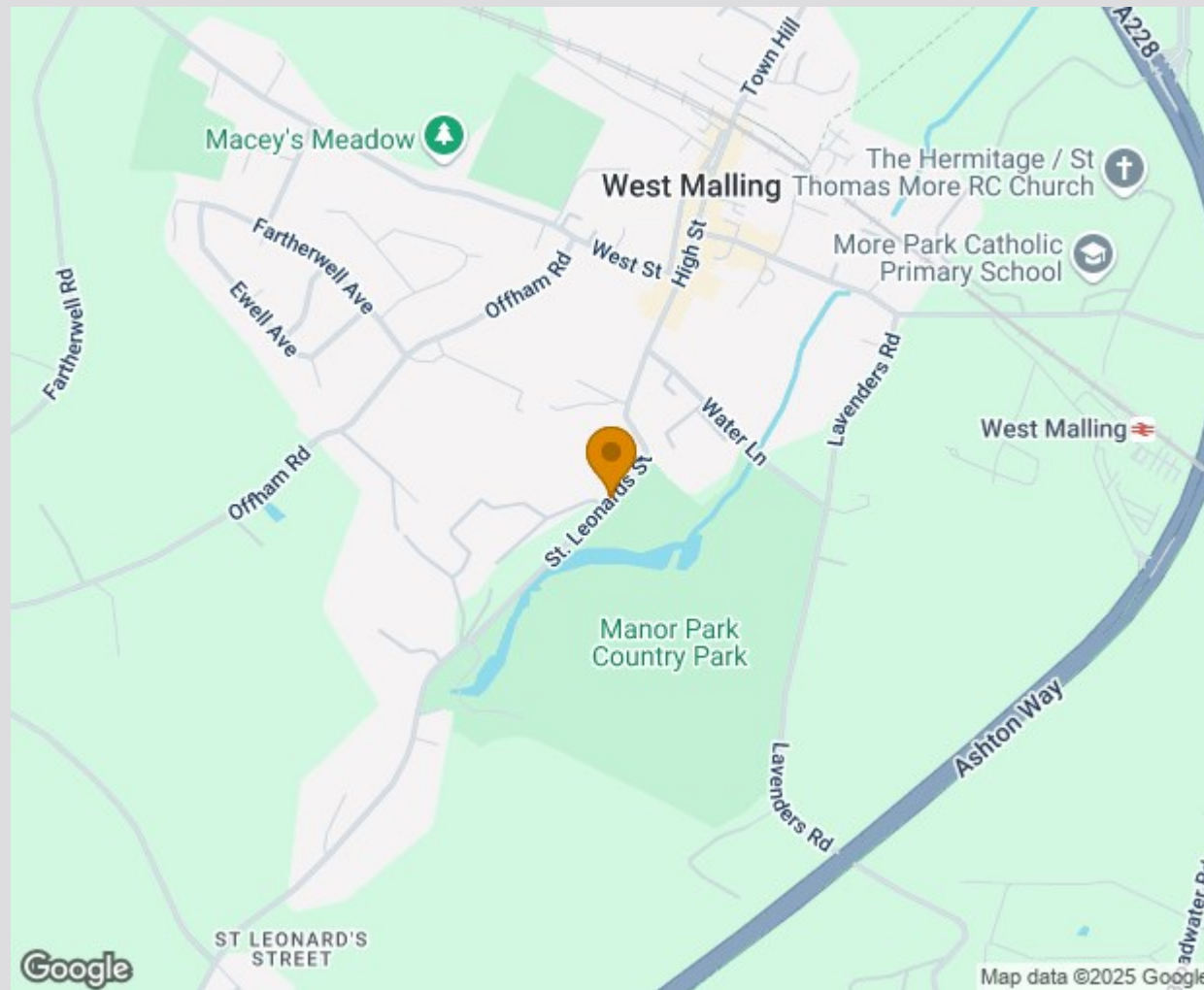
Service charge £tbc

Review period tbc

Ground rent £tbc

Review period tbc

Lease length 980 years



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

www.khp.me



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