



## Barfield Gardens

Offham ME19 5PD

£1,000,000



COUNTRY HOMES



## Offham ME19 5PD

Nestled in the serene Barfield Gardens, Offham, West Malling, this exquisite new build property is a splendid opportunity for those seeking a modern family home. Completed in 2025, this four-bedroom detached residence offers a perfect blend of modern, traditional design and comfortable living.

Upon entering, you are greeted by a light and spacious entrance hall, which lead into two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property boasts four well-proportioned bedrooms, providing ample room for family members or guests, ensuring everyone has their own private sanctuary.

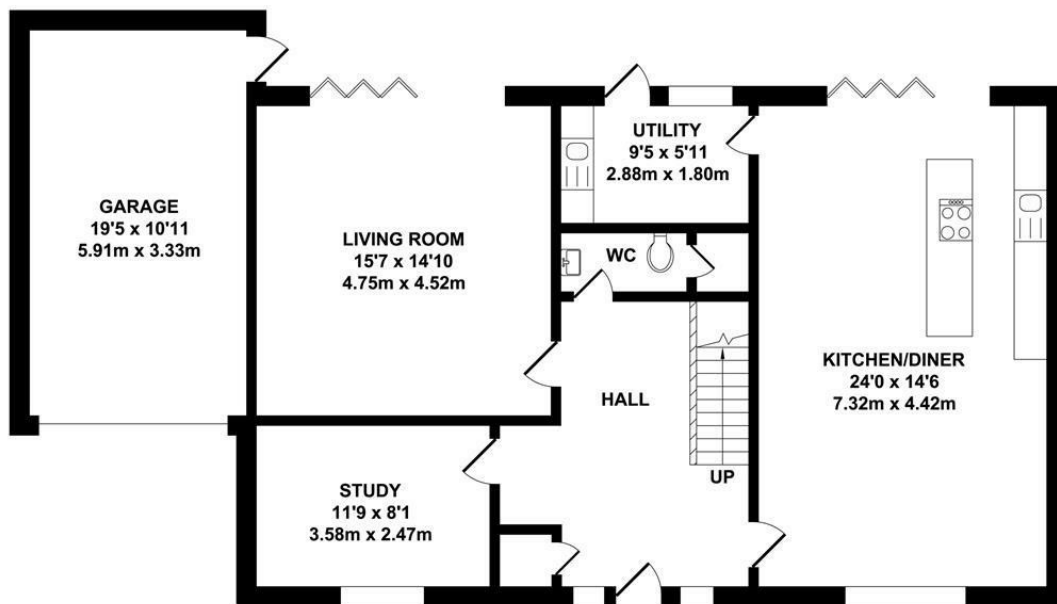
With two stylish bathrooms, morning routines will be a breeze, and the modern fixtures and fittings add a touch of luxury to everyday life. The property is situated in a semi-rural desirable location where you are in the catchment for the extremely popular Offham Primary School.

Additionally, the home features a garage, providing convenient storage and parking options. This property is perfect for families looking for a modern lifestyle in a tranquil setting, while still being close to local amenities and transport links.

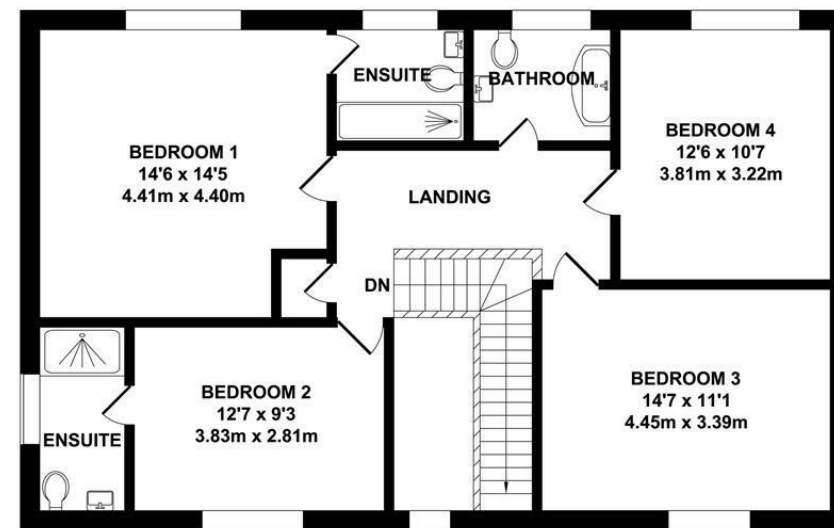
In summary, this new build home in Barfield Gardens is a remarkable find, combining spacious living with contemporary comforts in a desirable location. Do not miss the chance to make this stunning property your new home.

Give our West Malling Team a call to book your viewing today on 01732871111.





GROUND FLOOR  
APPROX. FLOOR AREA  
1181 SQ.FT.  
(109.72 SQ.M.)




FIRST FLOOR  
APPROX. FLOOR AREA  
923 SQ.FT.  
(85.71 SQ.M.)

### TOTAL APPROX. FLOOR AREA 2104 SQ.FT. (195.43 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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







## Location Map

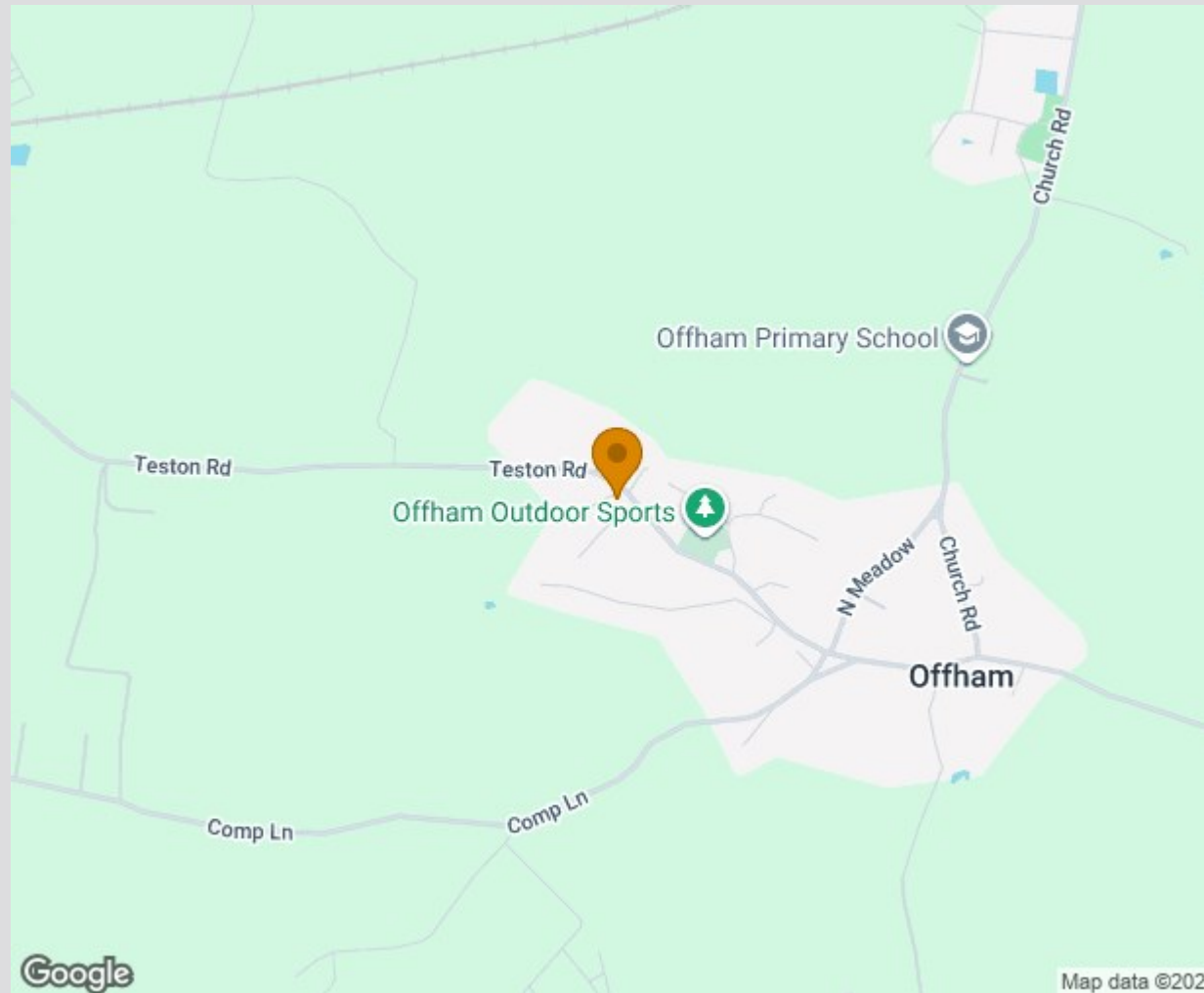
Tenure: Freehold

Council tax band:

Managment Fee:  
Barfield Gardens Management Company Ltd - TBC  
approx £665 p/a  
Reviewed every 12 months

### AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)

[www.khp.me](http://www.khp.me)



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