



# New Barns House

West Malling, Kent







# A spectacular Grade II listed country home in a semi-rural location with walled gardens, swimming pool and grounds stretching to 3.3 acres, within close proximity of West Malling, Kent.

West Malling 0.9 miles (45 mins into London Victoria via train), Maidstone 7.7 miles, Sevenoaks 12.8 miles  
M20 J4 3 miles, M26 J2A 7.4 miles, M25 J5 13.6 miles  
Gatwick Airport 36 miles, Central London 39.5 miles, Heathrow 62.1 miles  
(All distances and times are approximate)

  
6

  
4

  
4

## Summary of accommodation

**Ground Floor:** Hallway | Drawing room | Dining room | Library/games room | Utility/boot room | Garden room | Kitchen/breakfast room

**First Floor:** Principal bedroom with en suite bathroom | Four further bedrooms | Two bathrooms

**Second Floor:** Bedroom with en suite bathroom

**Cellar:** Store room | Wine cellar

**Outbuildings:** Greenhouse | Garage | Gym | Shower room | Studio | Pool bar area | Pool plant room | Garden store | Potting shed | Barn storage

**In all about 3.3 acres**





## New Barns House

New Barns House is a magnificent Grade II listed country home, originally constructed in 1820 and thoughtfully updated and improved by the current owners. Nestled in a semi-rural setting, the property sits centrally within approximately 3.3 acres of beautifully maintained walled gardens and grounds. New Barns House This elegant home offers well-proportioned and adaptable accommodation arranged over three floors, blending refined period features with stylish contemporary finishes.

The interiors have been meticulously restored and enhanced, featuring a bespoke kitchen, luxurious bathrooms, and a wealth of character details such as full-height sash windows, oak flooring, high ceilings, decorative coving, striking fireplaces, panelled walls, and underfloor heating. Selected rooms are also fitted with air conditioning and underfloor heating.







A grand entrance hall with a sweeping staircase introduces the main reception spaces, including a double-aspect drawing room with an open fireplace, an elegant dining room with a wood-burning stove, and a versatile library/games room offering scenic garden views. The stunning garden room, flooded with natural light through arched full-height windows, opens onto the terrace and gardens.

The dual aspect kitchen/breakfast room is a highlight of the home, featuring bespoke cabinetry, French doors to the terrace, an AGA, butler sink, and integrated appliances. Additional ground floor amenities include a utility/boot room and two cloakrooms. Below, a spacious cellar includes excellent storage and a dedicated wine cellar.

Upstairs, the first floor hosts a luxurious principal suite with fitted wardrobes and a beautifully appointed en suite. There are four further bedrooms, two with fitted storage and one currently used as a dressing room, along with a family bathroom and separate shower room. The second floor offers a spacious sixth bedroom with its own en suite bathroom and built-in storage, ideal as a nanny annexe or for multigenerational living.







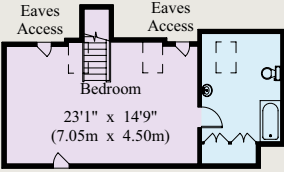


Approximate Gross Internal Floor Area  
House: 582.5 sq.m (6274 sq.ft.) (Including Cellar)  
Barn: 44.5 sq.m (478 sq.ft.)  
Pool Buildings: 22.0 sq.m (236 sq.ft.)  
Garden Store: 24.2 sq.m (260 sq.ft.)  
Studio: 50.7 sq.m (545 sq.ft.)  
Garage & Gym: 83.0 sq.m (893 sq.ft.)  
Potting Shed: 19.4 sq.m (208 sq.ft.)

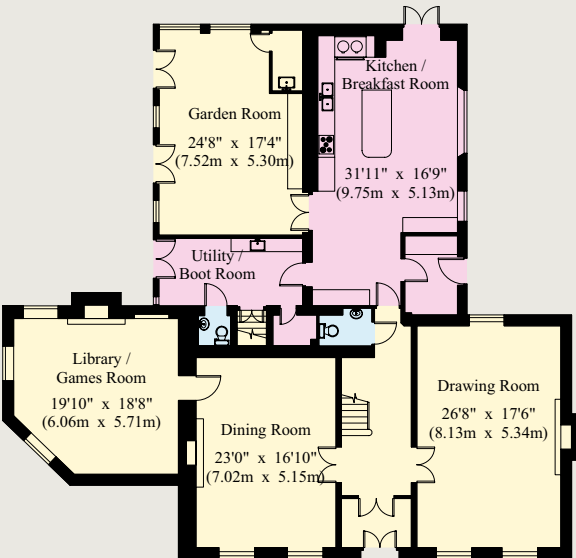
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



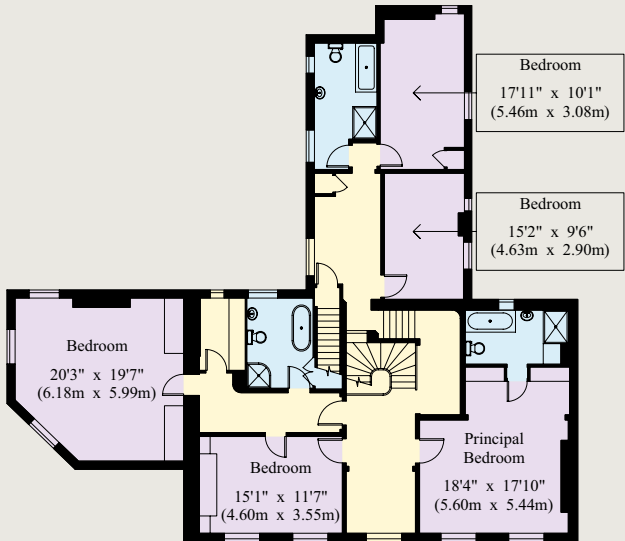
--- Restricted Height



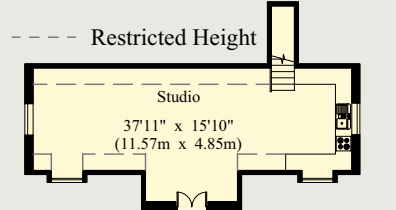
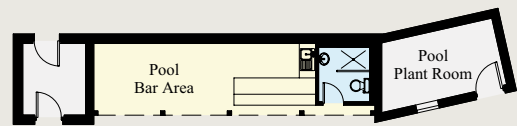
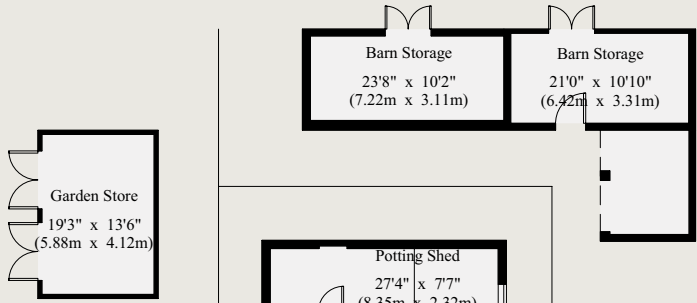
Second Floor



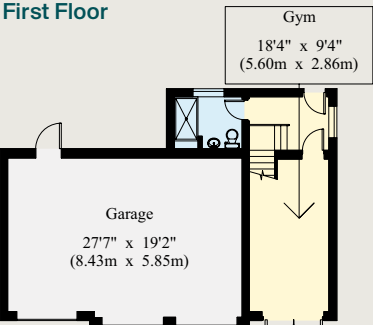
Ground Floor



First Floor

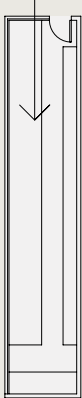


First Floor



Ground Floor

Greenhouse  
45'0" x 8'2"  
(13.72m x 2.49m)



# Gardens & Grounds

The grounds form a private and picturesque setting, with sweeping lawns, mature planting, and a stunning walled garden featuring a paved terrace, pergola-covered seating, and vibrant flower beds. A highlight of the outdoor space is the pool complex, which includes a bar area, changing room, and shower facilities. Another walled section houses a potting shed and a Victorian glasshouse, while a tranquil woodland area carpeted with bluebells completes the setting. Accessed via electrically operated gates, the property includes a large driveway with ample parking and a detached double garage. Adjacent to the garage is a gym/shower room, and above it, a versatile studio complete with a lounge bar and fully equipped kitchen. Two sizeable barns offer additional storage options.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.









# Property Information

## Services

Our clients have informed us that there is mains electricity, mains water, oil-fired central heating and private drainage.

## Tenure

Freehold

## Local Authority

Tonbridge & Malling Borough Council

## Council Tax

Band H

## EPC Rating

D

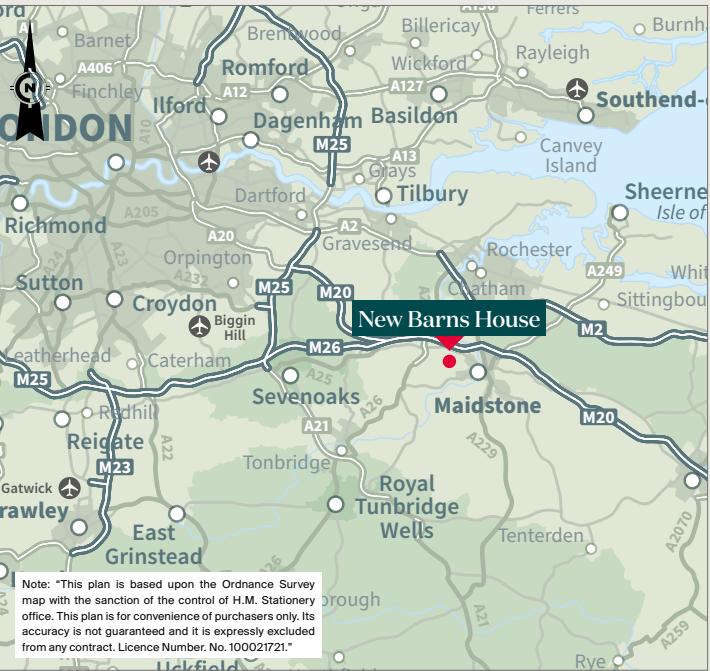
## Directions

Postcode: ME19 6HR

What3words: ///innovator.hound.overhead

## Viewings

Viewing is strictly by appointment through Knight Frank.



# Location

New Barns House is located on the rural fringes of West Malling with its day to day shopping facilities and well regarded restaurants. More comprehensive shopping is available in Maidstone (7.3 miles), Sevenoaks (12.8 miles) and Bluewater (21.4 miles).

Mainline Rail Services are available from West Malling (1.1 miles) to London Victoria, London Bridge and Ashford International.

Locally the area has several well regarded primary schools including St James the Great Primary School, More Park Roman Catholic Primary School, West Malling and Offham. There are a variety of secondary schools in Maidstone, Rochester, Tonbridge & Tunbridge Wells including well regarded Grammar Schools for boys and girls. Preparatory schools include Sutton Valence Prep school, The Schools at Somerhill, Hilden Oaks, and Hilden Grange in Hildenborough and St Michael's and Russell House in Otford. Independent schools include Sutton Valence School, Kings Rochester, Kings Canterbury, Sevenoaks School and Tonbridge School.

Larkfield Leisure Centre with swimming pool and gym (1 mile) and David Lloyd Racquets and Fitness Club in Kings Hill (2.5 miles) are both close by. The area is well served with golf clubs including West Malling & Kings Hill golf courses nearby and Knole Park and Wildernesse golf clubs in Sevenoaks.



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