



2 Douces Manor
St. Leonards Street | West Malling | Kent | ME19 6UB

FINE & COUNTRY

Seller Insight

“ This stunning, spacious, apartment is located within the exclusive gated estate containing the magnificent, historic, Deuces Manor which is set within twelve acres of beautifully maintained communal gardens and parkland. An incredible historic property, built in 1783 and one with an intriguing past. During World War I, the Manor was utilised as a billet and mess for airmen stationed at RAF West Malling and the airmen converted the wine cellars into the affectionally known 'Twitch Inn'. In addition, at one time, it was owned by The Beatles who filmed The Magical Mystery Tour in and around the area. However, in 2007 the property was cleverly and sympathetically converted into six individual luxurious apartments, and this magnificent ground floor apartment was the home of the owner's parents.

The apartment, set on the ground floor, is spacious, luxurious and practical whilst, at the same time it contains a natural welcoming ambience. It does encompass a wealth of exquisite original features, amongst which is a beautiful stained glass window, designed by Edward Burne-Jones and made by William Morris. Each room has its own individuality, one being superb barrel vaulted drawing room (formerly the music room). The spacious apartment enables many options on the use of its rooms, especially its large conservatory which certainly contains its own 'wow' factor, and is a magical, sociable, room in which to quietly relax or to welcome friends and family. Its outlook over the grounds and gardens, all add to its friendly atmosphere.

It is just a short walk into the delightful town of West Malling which contains everything required, including quality supermarkets and, also, a popular monthly Farmers' Market, alongside individual shops and restaurants. Sport and leisure opportunities, including golf courses are plentiful whilst the local station provides an efficient journey into London Victoria. In addition, Le Shuttle is very close, with the channel ports being very easy to access. The road network is also excellent.

This is an exceptional property in an outstanding location and ready for its new owners to unpack and to enjoy living in this amazing environment.*

*These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Douces Manor is a resplendent example of a Grade II* Listed Georgian Manor House. Originally constructed in 1738, the manor was sympathetically converted in 2007 to host just six uniquely designed apartments by award winning Beechcroft Developments Ltd. Commanding an elevated position, nestled within twelve acres of beautifully manicured grounds on an exclusive gated estate, within a short walk of the historic and quintessential Kentish market town of West Malling.

Step Inside

Affording bright and spacious living accommodation this desirable ground floor apartment affords a pleasing blend of period charm and contemporary elegance, exhibiting original cedar of Lebanon panelling, an exquisite barrel-vaulted ceiling and imposing fireplace within a generously proportioned triple aspect drawing room. The kitchen/ breakfast room exhibits bespoke fitted oak units, granite work surfaces and a full compliment of high quality Miele appliances, and the compliment of a dining hall. A dedicated study leads on to the most impressive Edwardian orangery with French doors opening to a delightful terrace, ideal for sipping tea while taking in the grounds.

The bedrooms boast luxurious en-suite facilities and fitted wardrobes, while the principal bedroom has access to a rear terrace. A separate cloakroom and two storage cupboards provide convenience and practicality.





Step Outside

Douces Manor stands enviably beyond a sweeping driveway with electronically operated, fine wrought iron gates, and with elevated views over Manor Country Park. The manor house sits proudly within twelve acres of beautifully manicured parkland-style communal gardens, with landscaped areas, rose gardens attractive inner courtyards. In addition, the apartment benefits from a private terrace, offering wonderful views over the grounds.

The Twitch - Heritage Centre

A somewhat unique feature of Douces Manor rests within the basement, in the form of The Twitch Inn. Having once served as a billet and mess for airman of the RAF West Malling during World War II, the converted wine cellar so gained its name due to the nervous tics developed by the airman of the time. Designated as a heritage centre, this charming feature of Douces Manor can be enjoyed by the public on 10 scheduled days per year.

The Communal Orangery

This beautifully ornate element of Douces Manor can be booked for private functions, by residents only.

Parking

Parking is provided in the form of a secure underground private garage, an allocated parking space and visitor parking within the grounds.

Location

Located just a short walk to the amenities to be found in West Malling, owners have private access to the neighbouring church grounds, thus providing an attractive walk into town through parklands. This award winning market town has an excellent reputation for fine boutique shops, restaurants, cafes, country-style pubs, stylish wine bars and a monthly farmers-market. The town has its own mainline railway station providing links to London Victoria in less than an hour and has convenient proximity to the M20 motorway network.

PLEASE NOTE - A restriction prevents residents below the age of 16 years of age from full-time residency.

Leasehold

Council Tax Band G

Ground Rent £500

Maintenance / Service charge £6,000

EPC (Exempt)

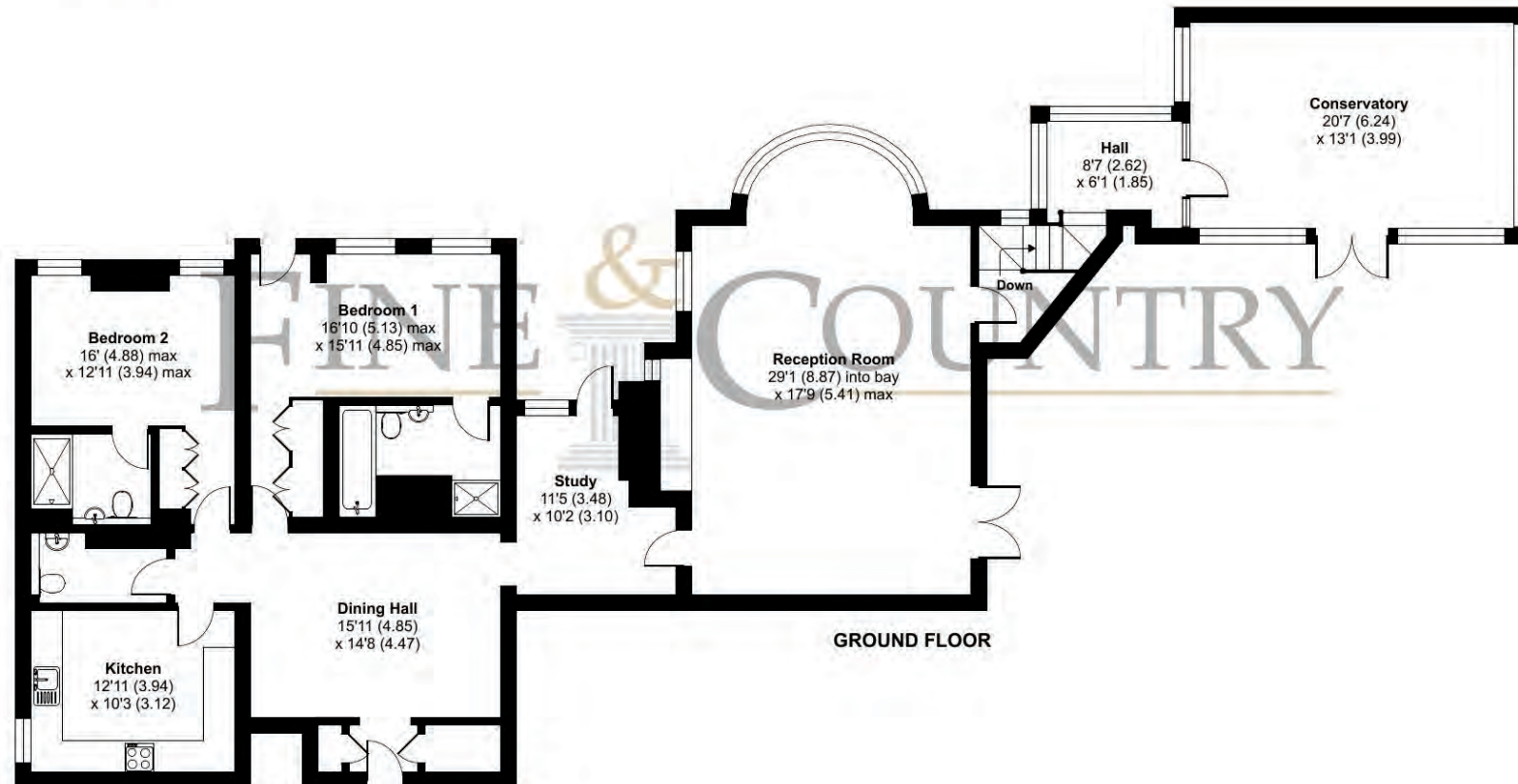
Guide price £725,000 - £775,000



St. Leonards Street, West Malling, ME19

Approximate Area = 1951 sq ft / 181.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checcom 2022. Produced for Fine & Country. REF: 865913

EPC Exempt



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Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

