



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

FINE & COUNTRY

# Seller Insight

“My parents lived here for 10 years and were initially attracted to the property as it's a private gated residence in secure and beautiful surroundings. It was the perfect size for them as they were downsizing but it didn't feel like it as the rooms are all of a very good size and they still had lots of space for visitors to stay over,” says the vendor.

“They enjoyed being part of a friendly, ready-made community. There is plenty of room in the property for hosting drinks and coffee with friends and the magnificent communal orangery was available for larger gatherings and communal events such as McMillan coffee mornings, carol singing, and mince pie evenings. It's certainly a sociable place to live but there's no pressure to take part either.”

“The property benefits from its own privately owned, south facing patio area which gets a lot of light and warmth. It's accessed from French doors in the dining room and is the perfect size to enjoy a little bit of gardening, whilst the rest of the grounds and Manor House formal gardens are maintained on behalf of the residents who are free to stroll around at their leisure.”

“My parents spent most of their time in the sunroom and they liked it as it's bright and light with nice views. They would often beckon in their friends as they passed by to enjoy a coffee and catch up. The lounge and dining room are spacious and well-proportioned which was useful when the whole family came round at Christmas and for get-togethers throughout the year.”

“The location works well too as the lovely little town of West Malling is within walking distance and has all of the day-to-day amenities required, including pubs, restaurants, shops, a Post Office, and supermarket. West Malling still feels very rural, yet has excellent transport links, including a train service to London, so it really is the best of both worlds here.”\*

\* 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.





# Step inside

Fine & Country are delighted to present the rare opportunity to acquire 14 Douces Manor, an exceedingly charming residence that forms part of a unique development of Mews style properties, built within the grounds of a Grade II Listed Georgian manor house. The home is enviably set amidst beautifully manicured communal gardens and parkland of approximately twelve acres, just a short walk from the award-winning market town of West Malling.

Originally constructed in 2006, this highly coveted home affords versatile and well-appointed living accommodation, showcasing an adaptable semi-open plan configuration with the ability to utilise the space between kitchen, dining, lounge, and sunroom seamlessly, making it ideal for larger gatherings or to create more intimate areas for quiet reflection. A ground floor cloakroom with space for utilities and storage provides convenience and practicality.

Stairs ascend to a principal bedroom boasting luxurious en-suite facilities and a large roof terrace, perfect for a morning coffee or an evening glass of wine while enjoying the pleasing views over the inspired manicured gardens below. Bedroom two is flooded with natural light via a Juliet balcony, while a family bathroom serves bedrooms two and three respectively. Those requiring storage are well catered for, with inbuilt wardrobes in all bedrooms and loft storage.

Douces Manor stands enviably beyond a tree lined sweeping driveway with electronically operated fine wrought iron gates, within grounds affording elevated views over Manor Country Park. The home sits proudly in an attractive semi-circle of accompanying properties, idyllically overlooking a central courtyard. There are twelve acres of parkland-style communal gardens to explore, showcasing captivating, landscaped areas, and stunning rose gardens. In addition, the property benefits from a private patio to the rear. Accessed from the dining room, the terrace is perfect for al fresco dining.

## The Communal Orangery

This beautifully ornate aspect of the property solely benefits the residents of Douces Manor, and can be booked for private, resident only functions. It's also used to host some communal events, as are the extensive lawns.

## The Twitch - Heritage Centre

A somewhat unique feature of Douces Manor rests within the basement of the Manor House, 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, due to looking over their shoulders during air combat. Designated as a heritage centre, this charming feature of Douces Manor can be enjoyed by the public on 10 scheduled days per year.





# Step outside

## Parking & Garaging

Visitor parking is readily available, while designated parking is available to the residents. The property further benefits from a generously sized single garage en-block, with an electric door, power point and storage over.

## Location

Douces Manor is just a short walk to the vast range of amenities to be found in West Malling. Easily accessible on foot, residents can meander through attractive grounds and neighbouring churchyard at their leisure. This award-winning market town has an excellent reputation for fine boutiques, restaurants, cafes, country style pubs, stylish wine bars, with a Tesco's, therapy rooms, hairdressers, and a popular monthly farmer's market. The town enjoys its own mainline station within walking distance and has convenient proximity to the M20, M2, M26 and M25 motorway networks.

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

Share of Freehold  
Council Tax Band G  
EPC Rating C  
£250 Annual Ground Rent  
£6240 Annual Service Charge

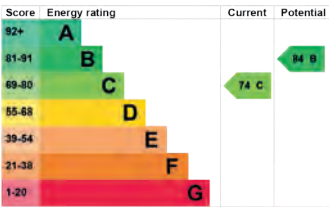
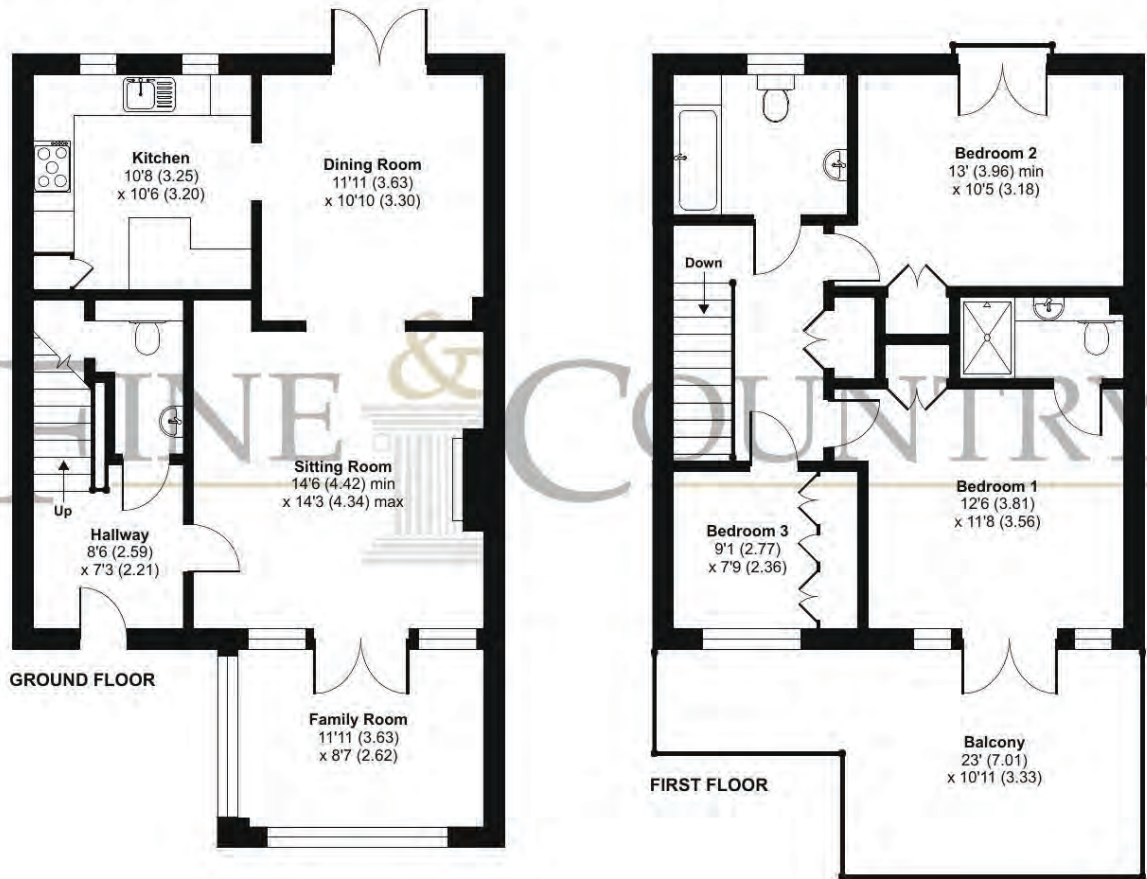
*Guide price* £600,000 - £650,000



# St. Leonards Street, ME19

Approximate Area = 1304 sq ft / 121.1 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). © nichecom 2023. Produced for Fine & Country. REF: 1068367



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