



L'Escargot
Easterfields | East Malling | Kent | ME19 6BE

FINE & COUNTRY

Seller Insight

“Set in a semi-rural location along a quiet lane, whilst having the benefit of being close to a wealth of outstanding amenities, is the enchanting setting for this exceptional family home. Surrounded by meadows and pastureland with an outlook over the North Downs. Once a sizeable farm building constructed in the late 1800s, it was purchased by its present owners eighteen years ago.

“When we were house hunting in this area, L'Escargot, with its superb location, impressive size and noticeable potential, ticked all our boxes. Its previous owners had extended into the loft, but, during our time here we have considerably enhanced our home, adding to its comforts, practicalities, and luxuries. Our home is unusually flexible, each level having two well proportioned en-suite bedrooms alongside its own distinctive personality and adaptable function. The ground floor has a wonderful family room with a secondary kitchen and is an amazing entertainment area. The first floor contains the main kitchen and dining space, along with a wonderfully inviting sitting room. Our main day-to-day accommodation is situated on the first floor to allow us to take advantage of the most wonderful views across the North Downs. We love the unique design of our home, and the flexibility that the space has provided us. It is a home which has lent itself to the ease of entertaining and sharing with many joyous occasions taking place throughout the years.”

“The ground floor has wonderful access onto a sizeable terrace on which we can enjoy al fresco dining, in addition to a beautiful decking area that catches the morning sun. We love the abundance of trees, wildlife and the many beautiful places we can sit and appreciate these, within the peace and serenity that the privacy of our location provides. The yurt has been a beautiful addition to the garden; a tranquil space for all to enjoy. There is plenty of car parking space and, being close to many paddocks and stables independently utilised for equestrian pursuits, it is forever quiet and peaceful here.”

“Walking in our locality is a delight but West Malling has everything required for day to day living. Education opportunities are numerous, whether state independent or grammar, with sport and leisure pursuits being plentiful. Road and rail services are first class, and it is so easy to visit delightful coastal towns, such as Whitstable or Folkestone, or even to enjoy a trip onto the continent.”

“Our children have now flown the nest and the house has outgrown our needs, but it has been an extraordinary family home, much loved by everyone.”*

* 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

L'Escargot

Fine and Country proudly presents L'Escargot, a magnificent residence situated in the picturesque countryside of Kent. Boasting over 5,100 square feet of luxurious living space, this detached home exudes elegance and sophistication at every turn.

Originally constructed circa 1880, L'Escargot has undergone a recent renovation to exacting standards, blending contemporary design with timeless charm. As you approach the property via its long, sweeping driveway, you'll immediately appreciate its imposing presence and serene setting.

Step inside to discover beautifully presented interiors, where light-filled rooms and seamless entertainment spaces create an inviting atmosphere for both family living and grand gatherings. The ground floor features a spacious family room with a contemporary fitted kitchen, dining/games area, and informal lounge with a striking log burning stove, perfect for cosy evenings. Additionally, a Yoga studio, dedicated home office, and two generously sized bedrooms with luxurious en-suites offering flexibility and convenience.

Ascend to the first floor, where the main kitchen, dining room, and living room await. The gourmet kitchen, complete with state-of-the-art appliances, is a culinary delight, while the formal dining room boasts breathtaking views over the surrounding farmland. The principal suite provides a lavish retreat with a dressing room and vaulted ceiling en-suite, while bedroom two also enjoys its own en-suite. A second office/reading room completes this floor, offering space for work or relaxation.

The second floor offers two further bedrooms with equally impressive en-suites, along with a music room/play room and a room currently utilised as a darkroom.





Step outside

L'Escargot

Outside, L'Escargot is surrounded by secluded gardens, featuring a wrap-around terrace with a tranquil pond, perfect for outdoor entertaining and enjoying the surrounding natural beauty. Extensive parking options, including an oak-beamed double carport, a double garage, and a large workshop, cater to the needs of car and or motorcycle enthusiasts and hobbyists alike.

Situated on the fringes of the historic village of East Malling, L'Escargot offers a peaceful retreat with convenient access to amenities and transport links. With East Malling train station less than a mile away, commuting to London is easy, while the nearby M20 motorway provides access to the stunning Kentish coastline.

Experience the epitome of Kentish countryside living at L'Escargot. Contact Fine and Country today to arrange a viewing of this exceptional property.

Freehold
Council Tax Band G
EPC Rating D

Vendors have right of access on a farm track that is owned by a neighbour
Standard & Superfast Fibre Broadband are available at the property for more information please look online

For mobile phone coverage in this area please look online

Guide price £1,800,000 – £1,850,000



L'Escargot, Easterfields, East Malling, West Malling, Kent

Approximate Gross Internal Area

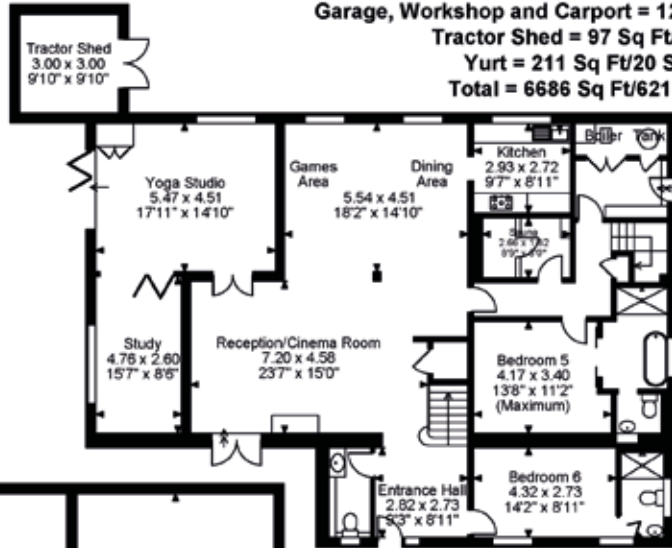
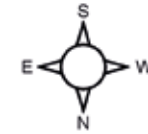
Main House = 5177 Sq Ft/481 Sq M

Garage, Workshop and Carport = 1201 Sq Ft/112 Sq M

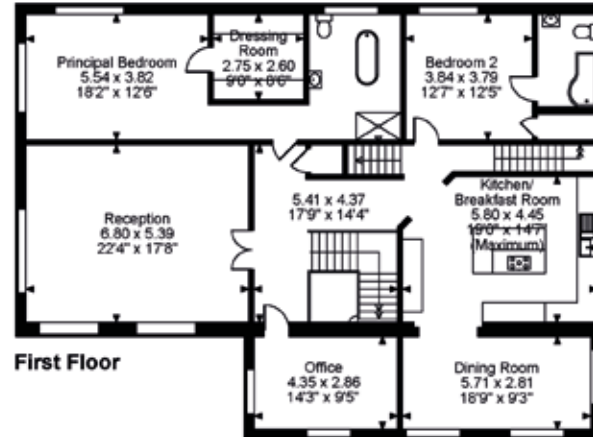
Tractor Shed = 97 Sq Ft/9 Sq M

Yurt = 211 Sq Ft/20 Sq M

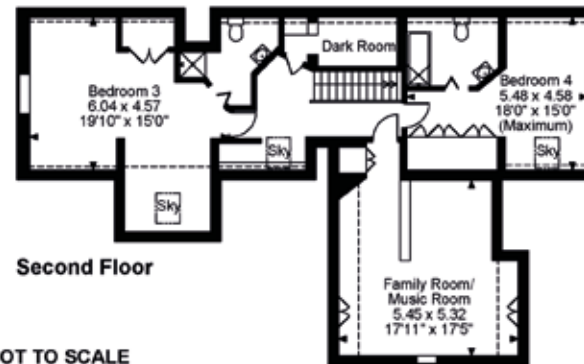
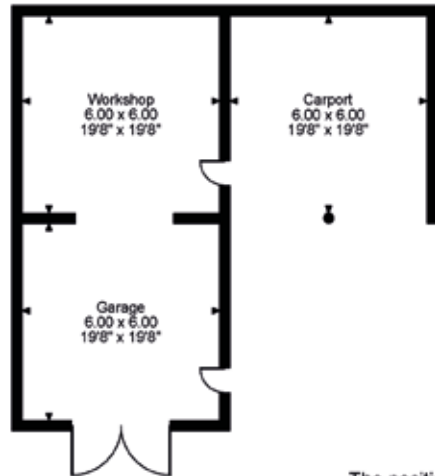
Total = 6686 Sq Ft/621 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	43 D	74 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 05.04.2024



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