



283 Broadwater Road
West Malling | Kent | ME19 6HT

FINE & COUNTRY

Seller Insight

“

I have always wanted to live in the countryside and this is my dream house. Surrounded by orchards and fields, it's everything I've ever wanted and as soon as we walked inside, I knew we had to buy it," says the owner.

"We've lived here for 10 years and have made changes during that time, including the addition of the new kitchen by Harvey Jones. It has a big pantry with masses of storage space, as well as quartz worktops and wooden cabinets which is handy as they can easily be painted and it's certainly one of my favourite rooms. It has a bespoke storage cupboard for shoes and coats which has been a brilliant feature as we just come in and put it all away which keeps everything nice and tidy."

"The location is wonderful as everything we need is easily accessible. We walk through the orchard opposite us and cross over the bridge from where it's a 20-minute walk into West Malling High Street. It's a thriving town with a fantastic array of amenities, including boutique shops, coffee places, pubs, restaurants, and nightlife. West Malling is such a lovely place and I still don't take it for granted even after living here for so long."

"We like to sit on the bench in the front garden and take in the late afternoon and evening sun as it moves round from the back of the house. I'd describe the rear garden as 'old English country style' which has been professionally planted for year-round colour and interest. It's peaceful and quiet with only the sound of birdsong, so it's ideal for relaxing and entertaining. The garden is full of wildlife and unusual birds, as well as a super friendly robin who sits in the car with us!"

"The property is perfect for entertaining as it has a great layout. We tend to host as we have plenty of space and facilities and we don't have to worry about spillages thanks to wooden flooring. The 'white living room' is my happy place as it's full of lovingly sourced antique furniture in keeping with the character of the property. Guests are always wowed by it and I adore it too. The double garage has been converted into a soundproofed studio where my husband can play music, watch TV, and work from home."

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* 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

283 Broadwater Road

Fine and Country proudly present this exceptional four-bedroom attached barn conversion. Idyllically nestled within an exclusive hamlet of picturesque period homes in the serene Kentish countryside, this unique residence presents with elegant contemporary interiors and desirable modern convenience in equal measure.

A sense of light and space complement the charming period features of the home, creating a welcoming ambiance for entertaining friends, relaxing with family, and creating cherished memories. Striking features include vaulted beamed ceilings, an exposed brick fireplace inset with a log-burning stove, and rich timber floors.

The culinary delights of the Harvey Jones bespoke fitted kitchen add to the allure of this exquisite property, making it the perfect blend of historic charm and modern luxury, with a dedicated utility room. Enjoy indoor, outdoor living, with direct access to the pretty landscaped garden from all three reception rooms and kitchen, perfect for al fresco dining. A ground floor bedroom and bathroom provide versatility and practicality in equal measure.

An attractive oak staircase rises to the first floor, where the principal bedroom provides a tranquil haven, with fitted wardrobes and luxurious en-suite/ Jack and Jill shower room. Three further double bedrooms complete the first floor, offering ample space for family and guests.

The double garage has been repurposed as a recording studio, with a separate office and a storage room. This versatile space can be utilized as required or easily reinstated to provide garaging. A large private driveway affords sufficient parking for numerous vehicles.





Step outside

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Outside, lush and expansive lawns feature to the front and rear of the home, with herbaceous plants, shrubbery, and mature specimen trees forming the boundaries. An outbuilding in the front garden provides useful storage, while a patio in the rear garden spans the width of the property, with convenient access from the kitchen and reception rooms, affording the perfect spot to relax and unwind while dining al fresco.

Located in a charming semi-rural position, this period home is within walking distance of the award-winning market town of West Malling, with its eclectic range of boutique shops, fine eateries, gastro pubs, and supermarkets. The region boasts a variety of excellent schooling options and convenient access to road and rail networks.

Freehold
Council Tax Band G
EPC Rating D

Ultrafast Full Fibre, Superfast Fibre & Standard Broadband are available at the property, for more information please look online.

For mobile phone coverage in this area please look online.

Neighbour has right of way on foot through the archway to access neighbouring property.

This property has right to drive across forecourt to get to the property.

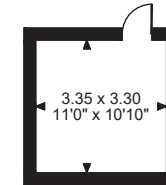
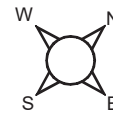
Waste Treatment plant is owned and maintained by the water company, which is shared with all units on Broadwater Farm.

There are restrictive covenants relating to the property - for more information please enquire.

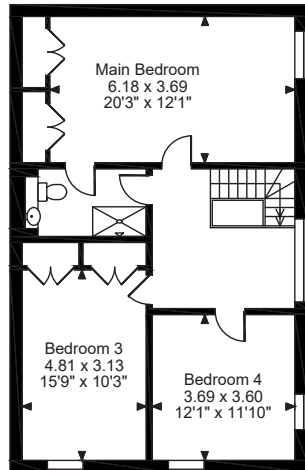
Guide price £1,000,000



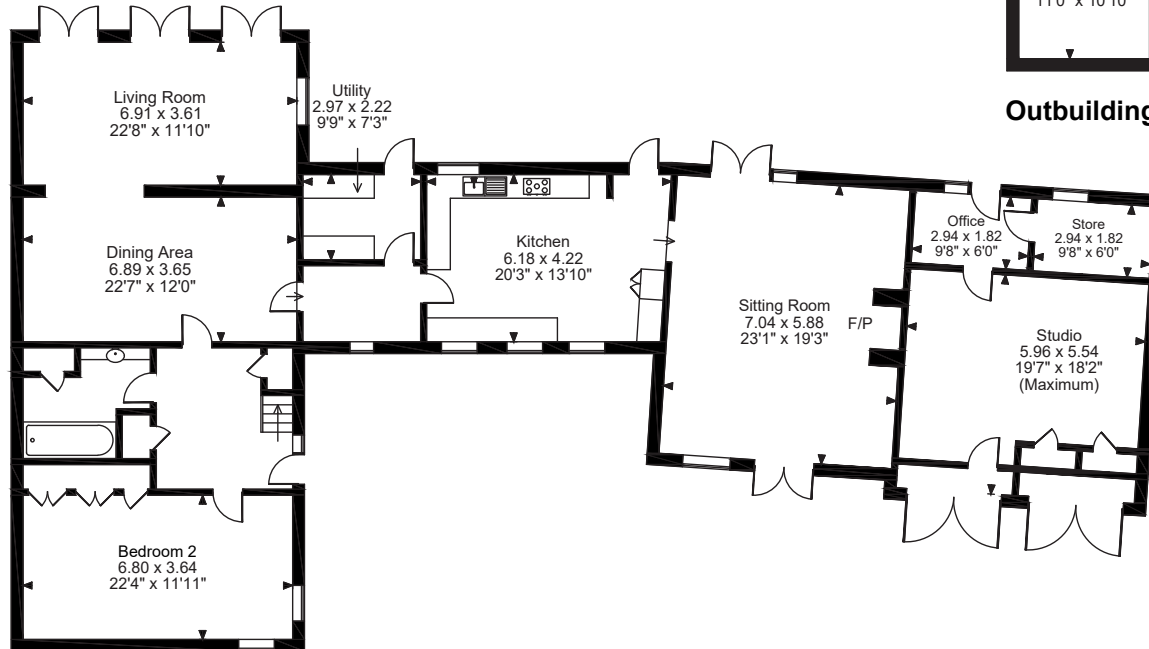
Broadwater Road, West Malling, Kent
Approximate Gross Internal Area
Main House = 2806 Sq Ft/261 Sq M
Garage = 462 Sq Ft/43 Sq M
Outbuilding = 119 Sq Ft/11 Sq M
Total = 3387 Sq Ft/315 Sq M
 Quoted Area Excludes 'External C/B'



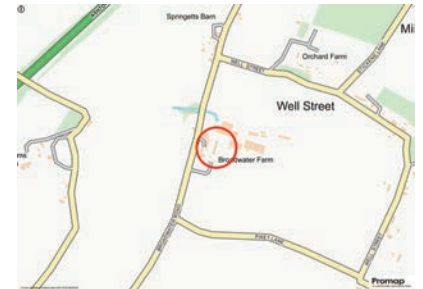
Outbuilding



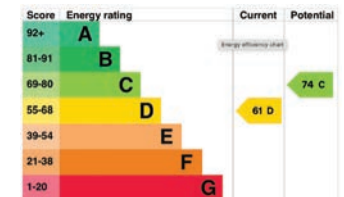
First Floor



Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

