



Brackens
Teston Road | Offham | West Malling | Kent | ME19 5NF

FINE & COUNTRY

Seller Insight

“Brackens has been our home for 11 years. What first attracted us was its potential—specifically, the opportunity to build an annex—and its ideal location within the village we already loved and were eager to remain a part of. The property is beautifully positioned and from the master bedroom window we can enjoy views of the North Downs.”

“Over the years, we’ve thoughtfully modernised the house, updating the kitchen, flooring, and doors downstairs, as well as adding a fireplace and a log burner. One of our favourite spaces is the south-facing kitchen/diner, which is wonderfully bright and often bathed in sunlight throughout the day.”

“In the summer months, we’ve spent countless evenings enjoying barbecues and wine in the gardens, which wrap around the house. The garden is a true highlight—private, enclosed, and perfect for a young family or an avid gardener. We even added a beautiful oak garage with ample storage and sheltered parking. While it’s bittersweet, I’ll be leaving behind my beloved greenhouse, which has brought me so much joy. The sunsets here can be beautiful, and the garden offers multiple patio areas to relax.”

“Our home is perfect for entertaining. The spacious kitchen/diner, with its south-facing patio doors, creates a natural flow into the garden, while the lounge, with its own patio doors, is a cosy gathering space, especially during Christmas when family visits.”

“We’ve been fortunate to live in such a wonderful community. The village is picturesque, with its green spaces, a charming pub, and a vibrant social scene centred around the village hall. There’s a strong sense of community here, with activities ranging from yoga to Zumba and many events to bring people together. We have a dog and it’s truly a walker’s paradise, with plenty of routes to enjoy. One of our favourite traditions is joining in the carol singing at the village pub during the festive season, a lovely reminder of the village’s charm.”

“We’ve also loved the convenience of this location. West Malling is just a short walk across the fields in summer, where we enjoy its fantastic restaurants, bars, and pubs. For those commuting, it’s perfectly positioned while still offering peace and tranquillity—a rare combination.”

“We will miss so much about this home: the space, the privacy, and the many patio areas that have been our favourite spots for morning coffee. It has been a happy home, filled with wonderful memories. While it’s time for us to downsize, we are comforted by the fact that we’ll be staying in the village—a true testament to how special this area is.”*

* 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

Brackens

Fine & Country invites you to discover Brackens, a contemporary four-bedroom family residence with an impressive self-contained one-bedroom annex. Nestled amidst meticulously landscaped gardens in the picturesque Kentish village of Offham, this special home offers a harmonious blend of modern luxury and great charm.

Principal Residence

Thoughtfully configured over two levels, Brackens boasts light-filled and spacious accommodation designed for versatile living. The ground floor features a stylish modern kitchen, perfect for culinary creations, complemented by a utility room for added convenience. The dining room offers delightful views and access to the charming front garden, creating an inviting atmosphere for family gatherings. The double reception room, with its cosy log burner, serves as an attractive focal point, seamlessly connecting to the garden for indoor-outdoor living. A dedicated study provides a tranquil space for working from home, while a well-appointed cloakroom completes the ground floor.

Ascending the staircase, you'll find four generously proportioned bedrooms. The principal bedroom is a sanctuary of comfort, featuring extensive fitted wardrobes and a luxurious en-suite shower/bathroom. The three additional bedrooms, each with inbuilt wardrobes, share a modern family bathroom, ensuring ample space and privacy for all family members.

Annex

The self-contained one-bedroom annex offers remarkably versatile and luxurious auxiliary accommodation. It presents with a large open-plan kitchen/reception room with a vaulted ceiling and direct access to a private patio, a double bedroom with inbuilt wardrobes, and an opulent bath/shower room.







Step outside

Brackens

Gardens

Brackens is enveloped by idyllic landscaped gardens, providing a serene retreat from the outside world. Beyond a charming Kentish ragstone wall lies a haven of privacy and seclusion. The front and rear lawns are adorned with mature specimen trees, shrubbery, and herbaceous plants, creating a tranquil oasis for relaxation. A delightful summer house invites you to enjoy morning coffee or an afternoon glass of wine, while a greenhouse and mower shed cater to gardening enthusiasts.

Parking & Garaging

Accessed via a long private driveway, Brackens welcomes you with electronically operated gates that open to a parking area dressed in fine shingle, accommodating numerous vehicles. The detached oak-framed three-bay car barn provides convenient sheltered parking, complemented by a large storage room that enhances the property's practicality.

Experience the perfect blend of contemporary living and village charm at Brackens—a home where every detail has been crafted to offer an inviting and special lifestyle in the heart of Kent.

Location

Offham is a highly regarded and much sought after village with a proud and vibrant sense of community. There is a charming village green, renowned Public House, with award-winning market town of West Malling less than a mile away, providing a wide range of amenities including boutique shops, cafes, country park and restaurants. West Malling station provides direct links to the city in less than an hour and the M20 motorway can be easily accessed at junctions 3 and 4. A variety of excellent Primary schools, State/Grammar schools and private schools can be found nearby as well as a David Lloyd fitness centre in Kings Hill.

Tenure Freehold

Council Tax Band G - Main House

Council Tax Band B - Annexe

EPC Rating C - Main House

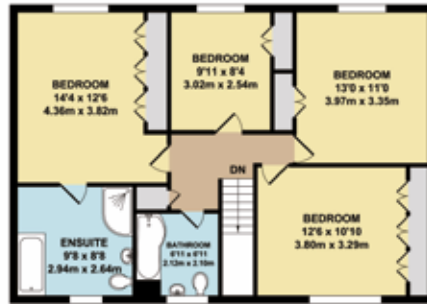
EPC Rating C - Annexe

Superfast Broadband & Standard Broadband available at the property for more information please look online

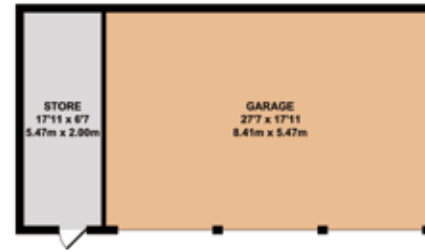
For mobile phone coverage in the area please look online

Utilities connected at property:- Mains Electric / Mains Gas / Mains Water / Mains Drainage / Phone / Broadband

Guide Price £1,250,000 - £1,350,000



FIRST FLOOR
APPROX. FLOOR AREA
818 SQ.FT.
(75.98 SQ.M.)



GARAGE/STORE
APPROX. FLOOR AREA
619 SQ.FT.
(57.48 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
970 SQ.FT.
(90.12 SQ.M.)



ANNEXE
APPROX. FLOOR AREA
522 SQ.FT.
(48.54 SQ.M.)

TOTAL APPROX. FLOOR AREA 2929 SQ.FT. (272.12 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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