



Apple Tree  
92b The Rocks Road | East Malling | West Malling | Kent | ME19 6AU

FINE & COUNTRY

# Seller Insight

“Apple Tree has been our home since it was first built five years ago. We were instantly drawn to the development – from the moment we viewed the property, we knew it was meant to be, and we made an offer that very day. The development has gone on to win several awards, and we’ve always felt incredibly fortunate to call it home.”

“One of the features that captivated us immediately was the sense of privacy and exclusivity. Set behind electric gates and approached via a private driveway, the house enjoys a peaceful, tucked-away position. Its design is both elegant and thoughtfully considered, offering a perfect balance of comfort and style. The surroundings are exceptionally quiet, and the views are breathtaking.”

“As the property was newly built with the latest in modern technology, we made very few changes—just the addition of new garage doors, outdoor lighting surrounding the property and a side pathway.”

“Our favourite room is the kitchen, which serves as the heart of the home. It’s a wonderful family space where we’ve shared many happy moments, all while enjoying uninterrupted views of the countryside. The living room is another much-loved space, particularly in the evenings. The log burner adds a lovely warmth and cosiness, perfect for relaxing together as a family in the winter months. The open-plan kitchen, dining and family area is light-filled and welcoming—an ideal setting for both everyday living and special occasions.”

“The garden is just the right size: spacious enough for entertaining or for children to play, yet easy to maintain. Its privacy and panoramic views of open countryside make it a true haven. We’ve even been treated to the sight of Spitfires flying overhead during local air shows—something truly magical to witness from your own back garden.”

“The home is perfect for hosting gatherings—we’ve enjoyed many celebrations, with the house easily accommodating our extended family and friends, thanks to its open layout and generous patio.”

“The local community is warm and welcoming. With amenities including a pub, village hall, hair salon and church nearby, there’s a strong sense of village life. We especially enjoy the annual ‘Picnic in the Park’ event. The location is also exceptionally well connected—we’re just a short walk to the station, with direct trains into London in under an hour or you can be in West Malling in 3 minutes. It really is the best of both worlds: tranquil and secluded, yet close to everything you might need.”

“What we will miss most are our wonderful neighbours, the beautiful walks on our doorstep and the many special memories we’ve made here. This home has brought us immense happiness, and we’ve always felt so lucky to have been part of such a special community.”\*

\* 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

## Apple Tree

Fine & Country proudly present Apple Tree, an exceptional family home blending timeless elegance, contemporary design and luxurious living, all set against breathtaking panoramic views over the Kentish countryside.

Nestled within an exclusive gated enclave of just four individually designed executive homes, Apple Tree offers both privacy and prestige. Built in 2020 by the award-winning Croudace Portland Homes, this meticulously crafted residence is a showcase of superior workmanship and thoughtful design, delivering a lifestyle of comfort, sophistication and tranquillity.

From the moment you arrive, the elegant contemporary architecture and beautifully landscaped approach make a striking impression. Step inside and you are welcomed by a series of light-filled reception rooms that flow seamlessly, offering the perfect balance between formal entertaining and relaxed family living. At the heart of the home is the stunning open-plan kitchen, where designer units, granite worktops and a suite of high-end Siemens appliances create a space that is both beautiful and functional. A separate utility room adds practicality, while the kitchen opens onto a sociable family area that is ideal for informal gatherings. French doors lead out onto the generous Indian sandstone terrace, creating a seamless connection between indoor and outdoor living, perfect for al fresco dining and entertaining.

The triple-aspect sitting room is a wonderfully inviting space, offering a warm ambience, a charming bay window, a log-burner and views over the gardens, making it the perfect spot to unwind on winter evenings or host guests in style. Those that work from home will appreciate the large study, which can be utilised to provide the convenience of a ground floor bedroom.

Ascend to the first floor via an attractive oak staircase, where four beautifully appointed double bedrooms await. The principal and secondary bedrooms benefit from luxurious en-suite bathrooms, complemented by a stylish family bathroom, all finished with premium fittings by Utopia and Hansgrohe, underfloor heating and bespoke details.









# Step outside

## Apple Tree

Outside, the landscaped gardens offer a secluded haven with panoramic views. The wraparound sun terrace and expansive lawn provide a perfect backdrop for family gatherings, summer parties or simply soaking in the peace and beauty of the surroundings. The garden is further enhanced by direct access to a communal orchard and the ability to embark on countryside walks straight from your doorstep, offering a rare connection to nature.

The property stands elegantly beyond an imposing Kentish ragstone wall, with a five-bar wooden gate opening to a large driveway, offering ample parking for multiple vehicles and creating an undeniable sense of occasion upon returning home. A detached oak-framed double garage with a spacious room above provides excellent accommodation for cherished vehicles and valuable additional storage, further elevating the lifestyle appeal of this remarkable home.

Apple Tree's location completes the package. Just moments from East Malling station with direct links to London and near the M20, it offers exceptional connectivity. Families will appreciate the proximity to highly regarded schools, including St James the Great Academy and Oakwood Park Grammar School. The vibrant local community boasts charming pubs, a busy village hall and the nearby town of West Malling, known for its boutique shops, fine dining and monthly farmers market.

Apple Tree is more than just a home, it is a lifestyle. Offering rare seclusion, refined contemporary living and effortless access to the best of Kent and beyond, this is a place where families can truly thrive.

Freehold

Council Tax Band G

EPC B

Annual Service Charge £1000-£2000

For mobile phone coverage in this area please look online

Superfast & Standard Broadband available at the property

Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband



*Asking price* £1,450,000

Score	Energy rating	Current	Potential
92+	<b>A</b>		97 <b>A</b>
81-91	<b>B</b>	87 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## The Rocks Road, East Malling, West Malling, ME19

Approximate Area = 2555 sq ft / 237.3 sq m (excludes bike store)

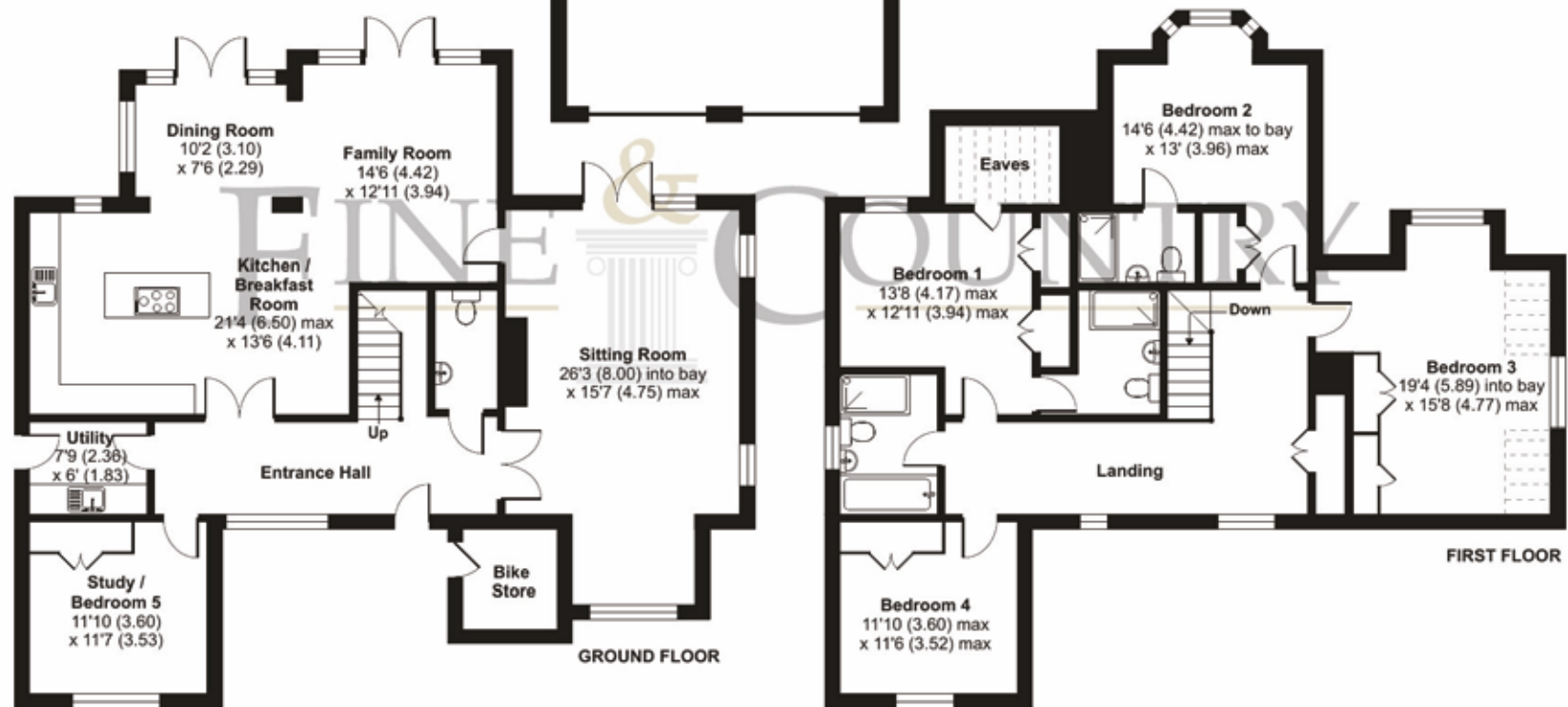
Limited Use Area(s) = 74 sq ft / 6.8 sq m

Garage = 455 sq ft / 42.2 sq m

Total = 3084 sq ft / 286.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Fine & Country (Kent). REF: 1282838

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