



The Birches  
26 The Rocks Road | East Malling | Kent | ME19 6AT



# Seller Insight

“When we first discovered *The Birches*, we instantly felt at home. It reminded us of the house we had just moved from—calm and open—and it was full of potential. Since then, we have poured heart and soul into creating a space that is both beautiful and practical for modern family life.

“The location has been a dream. Just a minute’s walk to East Malling station for trains to Victoria (West Malling is also nearby for London Bridge), and within easy reach of the M25, we have had the best of both worlds—peaceful village charm with pubs, little shops, parks, and greenery all around, yet London is never far away.

“We have completely refurbished the property, including a new Neptune kitchen, upgraded bathrooms, white PVC window frames and double glazing, electric garage doors, and quality flooring throughout. Most windows now have stylish shutters, and the new boiler and radiators have kept the house warm and efficient.

“The garden has been a true highlight—sunny from late afternoon, ideal for barbecues on the large decking area. Our lounge opens up beautifully with French bi fold doors, perfect for indoor-outdoor living and entertaining. At the end of the garden sits a fully insulated cabin with its own Wi-Fi—our peaceful workspace, though it easily could be a gym or playroom, too.

“We have designed this home with both comfort and versatility in mind. The dining room is great for family gatherings, and the bedrooms (three with built-in wardrobes) are spacious and serene. One room is currently a dressing room but could easily return to a bedroom.

“What makes it even better? Friendly neighbours, local ducks on the stream behind the house, and excellent nearby schools. We shall truly miss the tranquillity, convenience, and community that make *The Birches* so special, and we hope the next owners love it as much as we have.”\*

\* 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

## The Birches

Fine & Country are pleased to present The Birches, a handsome double-fronted, executive-style residence that effortlessly combines elegant contemporary interiors with beautifully landscaped gardens and exceptional outdoor living. Set within a beautifully manicured garden, this spacious and stylish home is idyllically nestled in the heart of the historic village of East Malling. Designed with both family comfort and refined entertaining in mind, this unique family home offers a wonderful lifestyle opportunity in a highly desirable setting.

The current owners recognised the potential of the property when they acquired it nearly 8 years ago. Since then, it has been thoughtfully refurbished with care and consideration, resulting in a warm and inviting home enhanced with a host of desirable 21st-century touches. The house has been cleverly arranged to provide both sociable spaces for family life and entertaining, and quieter areas for rest, work or reflection, a layout that perfectly balances comfort with flexibility.

A welcoming entrance hall sets the tone for the accommodation ahead. The heart of the home is a superb triple-aspect kitchen/breakfast room, featuring a handcrafted Neptune kitchen with high-specification appliances, a space designed for both everyday living and culinary creativity. The separate dining room, enhanced by a bespoke bookcase showcasing fine craftsmanship, lends itself equally to formal occasions and relaxed dinners. The sitting room is a tranquil retreat, centred around an elegant fireplace and featuring bi-folding doors that open onto a decked terrace, extending the living space seamlessly into the garden. A dedicated study with bespoke fitted furniture provides an ideal work-from-home environment, and a downstairs cloakroom completes the ground floor.

Ascend the attractive staircase to a first floor where quality and attention to detail continues. The principal bedroom serves as a luxurious sanctuary, complete with fitted wardrobes and a sleek en-suite. Bedroom two also benefits from its own en-suite, equally well-appointed. Bedrooms three and four are served by a stylish family bathroom featuring a decadent freestanding pebble bath. Bedroom four is currently arranged as a dressing room, with custom-fitted wardrobes, but could easily be returned to its original use as a bedroom if desired.







# Step outside

## The Birches

The landscaped garden complements the house beautifully, offering a peaceful haven and encouraging an easy indoor-outdoor lifestyle. Directly accessed from both the kitchen and sitting room, a generous stone and decked terrace provides an ideal setting for al fresco dining and summer entertaining. The house is elegantly framed by established wisteria, and the garden wraps around to a well-tended lawn bordered by mature trees, shrubs, and colourful seasonal planting, bringing both privacy and year-round interest. A fully insulated garden room, clad in rich cedar and enjoying lovely views across the garden, offers an impressive and versatile space, ideal as a home office, a gym, studio, or entertaining area.

A private driveway offers desirable off-road parking, while a detached double garage, equipped with power, lighting, and electronically operated doors, provides secure parking and excellent storage for vehicles and equipment.

The Birches is idyllically nestled in the heart of the historic village of East Malling, just a short walk from the mainline rail station with services to London Victoria. For access to London Bridge, West Malling station offers an alternative direct route. The village itself enjoys a welcoming community and includes a traditional country pub, independent café, and a picturesque parish church, all surrounded by beautiful countryside walks.

A short drive away lies the award-winning market town of West Malling, renowned for its vibrant mix of boutique shops, highly regarded restaurants, coffee houses and everyday shopping facilities. The area is also well served by excellent schools, both in the state and independent sectors, and offers quick access to the M20, M2 and M25 road networks — making it a superb choice for those seeking a well-connected yet peaceful lifestyle.

The Birches is a truly exceptional home offering timeless style, flexible living spaces, and a privileged village location.

Freehold

Council Tax Band G

EPC Rating C

For mobile phone coverage in this area please look online

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

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

*Guide price* £900,000 – £925,000



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

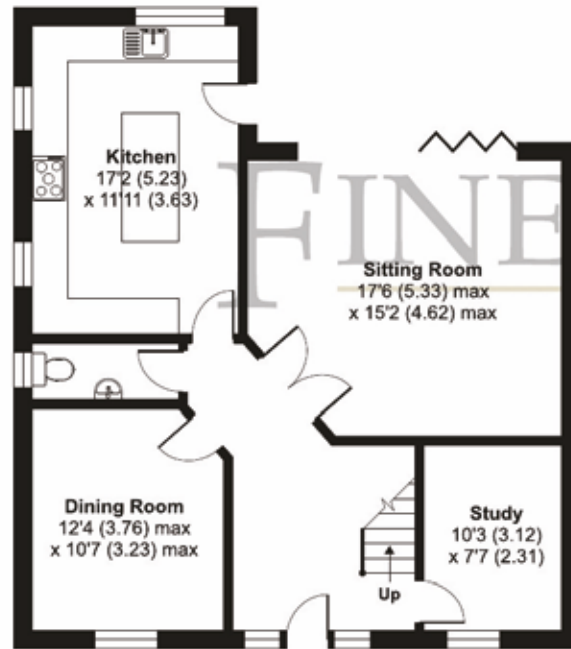
Approximate Area = 1690 sq ft / 157 sq m

Garage = 315 sq ft / 29.3 sq m

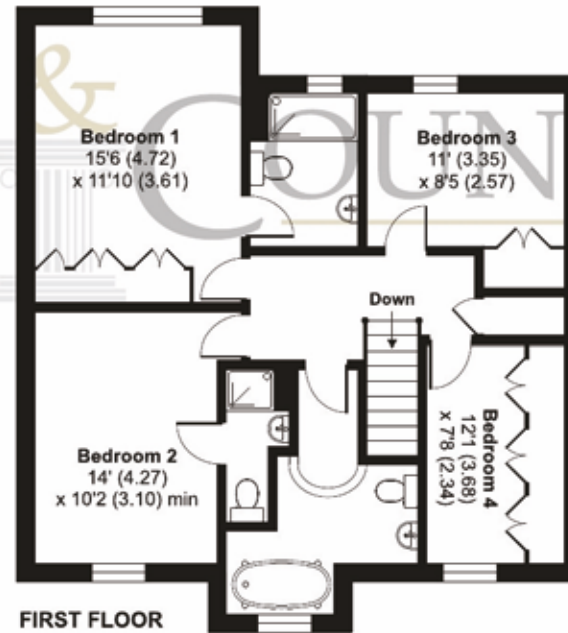
Outbuilding = 147 sq ft / 13.6 sq m

Total = 2152 sq ft / 199.9 sq m

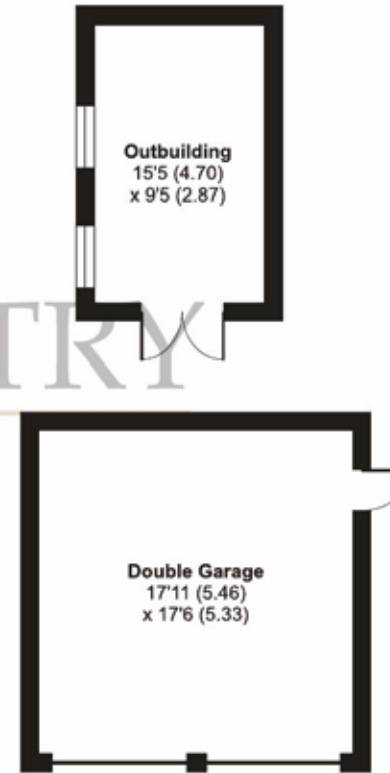
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1294649



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