



154 Offham Road
West Malling | Kent | ME19 6RF

FINE & COUNTRY

Seller Insight

“

We always dreamed of creating something truly special,” say the current owners of this stunning family home, “and 154 Offham Road is exactly that. Set just on the edge of the vibrant market town of West Malling, this unique home is nestled in peaceful countryside, offering the best of both worlds: tranquillity and space, just a 7-8 minute walk from lively bars, restaurants, shops, and all the amenities you could need.”

“Having fallen in love with the location, we knocked down the original property and rebuilt from scratch,” the owners say, “designing a contemporary, open-plan home that embraces natural light, clean lines, and an effortless flow. The heart of the house is the lounge-kitchen-diner, where large doors open directly onto the patio and swimming pool, with stunning countryside views all around. A private, peaceful space, the garden is enclosed by mature hedging yet has expansive vistas of open fields beyond. On sunny days, it feels like being on holiday. House and garden alike have been the perfect setting for entertaining, from a 50th birthday celebration to our daughter’s unforgettable leaving party before she travelled abroad. Another favourite space is the master bedroom’s roof terrace, where we start the day with coffee, watching the mist lift over the fields. It is such a calming spot.”

*“We are only moving because life is pulling us in a new direction,” continue the owners, “but we shall truly miss this home, from the layout and location, to the memories we have made here. It has always been a pleasure to come home to this place, approaching along the sweeping driveway above which the house and landscaped garden sit proudly. Living here feels a world away, yet everything is on your doorstep. We hope the next owners love this place 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

154 Offham Road

Fine & Country proudly presents this architect-designed contemporary residence of distinction, quietly positioned on the semi-rural fringes of the award-winning market town of West Malling. Striking in both form and finish, this five-bedroom home pairs bold architectural vision with everyday functionality – creating a curated living environment defined by clean lines, natural materials and exceptional light.

At its heart lies a showstopping open-plan kitchen, dining and family room – a seamless, multifunctional space flooded with natural light from vast panes of floor-to-ceiling glass. Bespoke cabinetry by In-Space UK combines birch ply and Silestone quartz surfaces, while Siemens appliances and a central island cater effortlessly to both everyday family life and large-scale entertaining. This is a space to gather, to unwind, to live. For quieter moments, a separate lounge offers a cosy retreat – a more intimate room to relax and unwind. Upstairs, a dedicated study provides the perfect work-from-home setup, tucked away from the main social spaces.

The principal suite is a private sanctuary, with dressing area, indulgent en suite bathroom and direct access to a private roof terrace with sweeping meadow views – an idyllic space to start or end the day. Four further bedrooms and two additional bathrooms ensure comfort and flexibility for family and guests alike.

Key features include:

- Open-plan kitchen/dining/family space with sliding glass doors to garden
- Separate media/snug room and first-floor study
- Underfloor heating (ground floor), Douglas Fir hardwood upstairs
- Air source heat pump, MVHR, biodigester eco-drainage
- Rako smart lighting, Cat 6 cabling, alarm system
- Electric underfloor heating to bathrooms, remote-controlled blinds upstairs
- Triple-glazed aluminium-framed windows with warm spruce pine interiors
- Integral garage, utility room, ground floor guest suite
- 7m x 3.5m swimming pool with porcelain coping and colour-change lighting
- Polished concrete floors to ground floor







Step outside

154 Offham Road

Set against an idyllic semi-rural backdrop, yet just moments from the vibrant market town of West Malling, the location is as impressive as the home itself. The town offers a charming blend of boutique shops, independent restaurants, gastro pubs, coffee houses and useful shopping facilities, all wrapped in historic Kentish character. Transport links are excellent, with West Malling station providing direct services to London Victoria and fast connections to London Bridge and Charing Cross. The nearby M20 connects swiftly to the M25, Heathrow, Gatwick, and the Channel ports. The area is also home to a wide selection of well-regarded schools – from local grammars to prestigious independents in Sevenoaks, Tonbridge, and Tunbridge Wells – making this a rare and exceptional offering for the modern family.

Freehold

Council Tax Band H

EPC Rating C

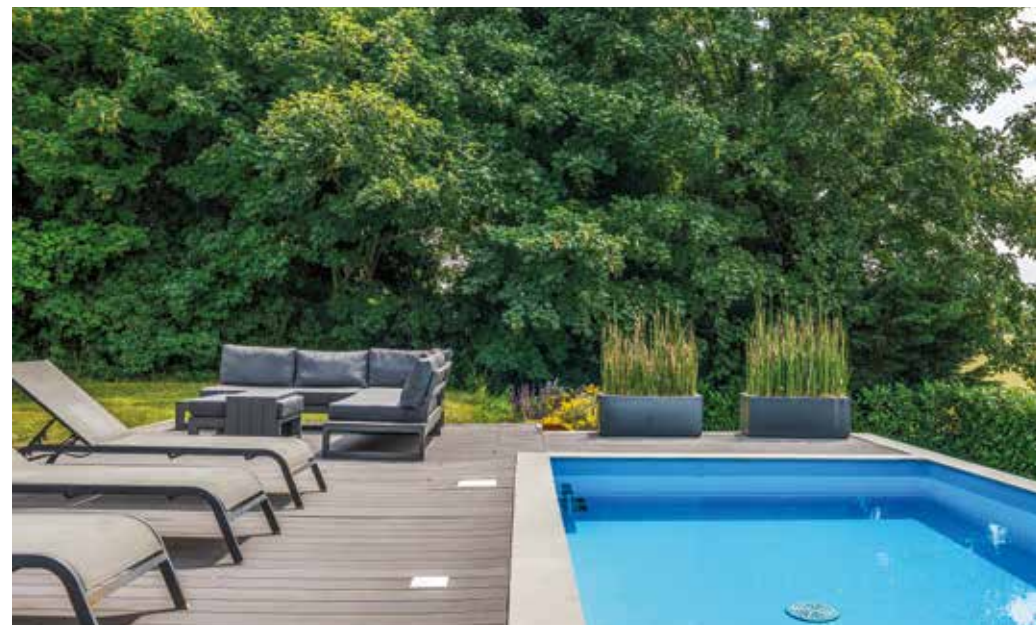
For mobile phone coverage in the area please look online

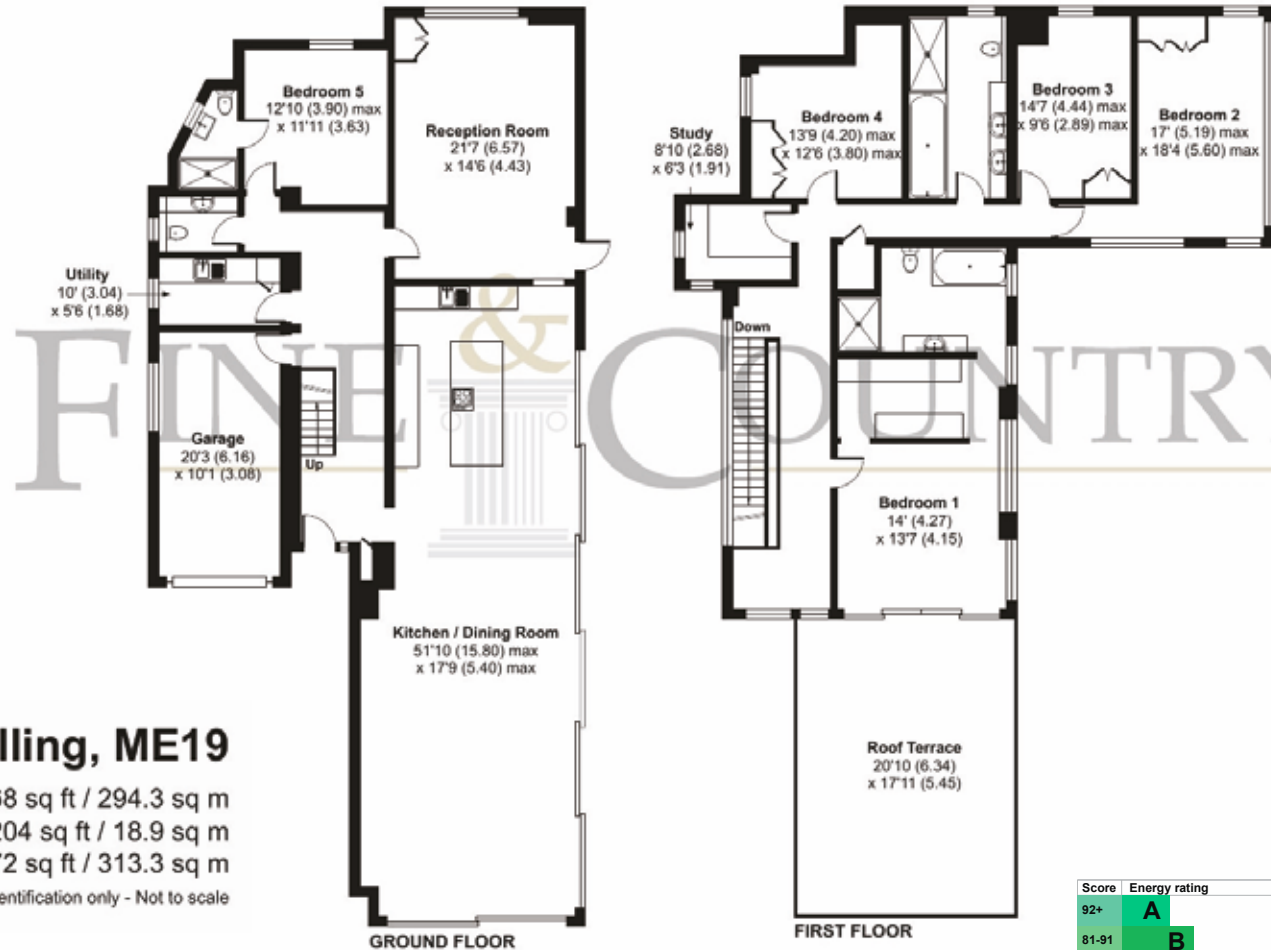
Ultrafast, Superfast and Standard Broadband are available at the property for more information please look online

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

Drainage is via Private Sewage Treatment Plant which is understood to be compliant

Guide price £1,700,000 - £1,800,000





Offham Road, West Malling, ME19

Approximate Area = 3168 sq ft / 294.3 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 3372 sq ft / 313.3 sq m

For identification only - Not to scale



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: 1310064

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fine & Country
Tel: +44 (0)1732 222272
westmall@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

