



Clare Cottage
90 Mill Street | East Malling | Kent | ME19 6BU

Seller Insight

“When we first discovered Clare Cottage, we were captivated by the charm and rich history of this beautiful 18th-century home with stories woven into every beam and stone. We have loved researching its past, including the incredible fact that Guy Gibson, the famed WWII Dambuster pilot, once lived here. We have applied for and are awaiting approval of a Blue Plaque in his honour—a fitting tribute to this remarkable home.

“Clare Cottage has given us the rare opportunity to enjoy true multigenerational living. With one side of the house featuring its own kitchen, bathroom and own separate access, it was perfect for welcoming our mother to live independently but close. The space is generous and every room has character in abundance, our favourite being the grand entrance hall, where dark wood panelling and a magnificent fireplace make it the heart of the home.

“Since becoming the proud custodians of Clare Cottage, we have lovingly begun the process of restoring every corner. All bathrooms have been replaced, the kitchen and annexe fully modernised, a brand new heating system installed. Planning permission was also secured for an extension to one side of the house, which is rare for a listed building such as this (the project was never realised but the next owners can rest assured that it is possible!) Outside, the once-neglected swimming pool is now a summer favourite. The gardens, carefully landscaped, wrap around the house, offering tranquil spaces: from the walled garden with its pond and 'secret garden' charm, to the generous tree-lined lawn ideal for children's parties, complete with bouncy castles! Day to day, it is wonderful to be able to simply open the back door and let the children run free and ride their bikes around the garden.

“The location of the property has much to offer, too, just a short walk to East Malling station (London in under an hour), a little further to West Malling's restaurants and shops, and only two minutes by car to supermarkets. You feel wonderfully secluded, yet never far from anything.

“Moving on from here, we shall miss the space, the stories, and the sense of home Clare Cottage offers. For those seeking a blend of heritage, space, and soul, this is a place like no other.”*

* 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

Clare Cottage

Fine & Country proudly presents Clare Cottage, situated in the historic village of East Malling – a landmark 18th century residence of significant scale, rich heritage, elegant contemporary additions, and inspiring potential.

Set within a gently tucked-away position along picturesque Mill Street, this adaptably versatile period home spans in excess of 6,600 sq ft, offering a captivating blend of architectural elegance, timeless character, and thoughtfully considered modernisation. With its distinctive dual façades – one Georgian, the other Victorian – Clare Cottage is uniquely appealing; a home of enduring charm, redefined for contemporary family living.

Internally, a succession of grand yet inviting spaces unfold across three floors and a substantial cellar. Soaring ceilings, open fireplaces, wood panelling, exposed timber floors, and glorious bay windows define the principal rooms, while a juxtaposition of leaded light and sash windows brings both historic texture and symmetry to this characterful home.

The layout has been cleverly reimagined by the current owners to introduce flexibility, comfort, and a subtle shift towards multigenerational use. A fully independent one-bedroom annexe can be seamlessly incorporated into the main house or retained as a self-contained retreat – complete with its own contemporary kitchen, reception room, bedroom, and en suite – ideal for extended family, guests, or even luxury holiday accommodation.

Elsewhere, the owners have embarked on a carefully curated programme of restoration, with a brand-new heating system and the installation of three luxurious new en suites alongside two elegant family bathrooms, all styled to complement the home's period aesthetic.

Planning permission has been granted for an inspired extension – a striking open-plan kitchen, dining, and family room with skylights flooding the space with light, alongside a separate utility, boot room and internal link to a proposed garage complex. While this architectural vision has not been realised, it presents an exceptional opportunity for the next custodian to complete the transformation and make their mark.

The accommodation continues to impress with a graceful reception hall, formal drawing room, home study, and additional reception and breakfast rooms, with the cellar providing further untapped potential for cinema, gym or wine storage.







Step outside

Clare Cottage

Outside, the grounds are a triumph in their own right. Mature gardens with a tree-lined expansive lawn affords privacy and a true sense of sanctuary. A once-neglected swimming pool has been thoughtfully revived and now provides a delightful focal point – perfect for summer afternoons or leisurely weekend relaxation. A particularly enchanting feature is the secret walled garden, discreetly serving the annexe – a peaceful, sun-drenched haven tucked away from view and ideal for quiet moments or alfresco dining.

Clare Cottage is enviably located in the heart of East Malling village, 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 vibrant local community boasts charming pubs, an independent café, and picturesque ragstone church. The award-winning market town of West Malling is conveniently nearby, known for its boutique shops, fine dining and monthly farmers market.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in this area please look online

Ultrafast, superfast & standard Broadband are available at the property for more information please look online

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

The property is in a conservation area

Guide price £1,300,0000 - £1,350,000



Mill Street, East Malling, West Malling, ME19

Approximate Area = 6016 sq ft / 558.9 sq m

Limited Use Area(s) = 115 sq ft / 10.6 sq m

Garage = 270 sq ft / 25 sq m

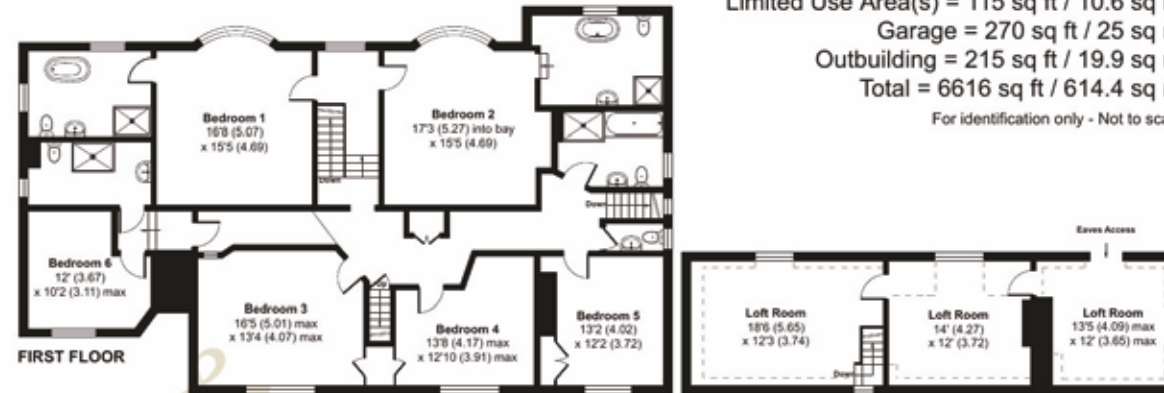
Outbuilding = 215 sq ft / 19.9 sq m

Total = 6616 sq ft / 614.4 sq m

For identification only - Not to scale

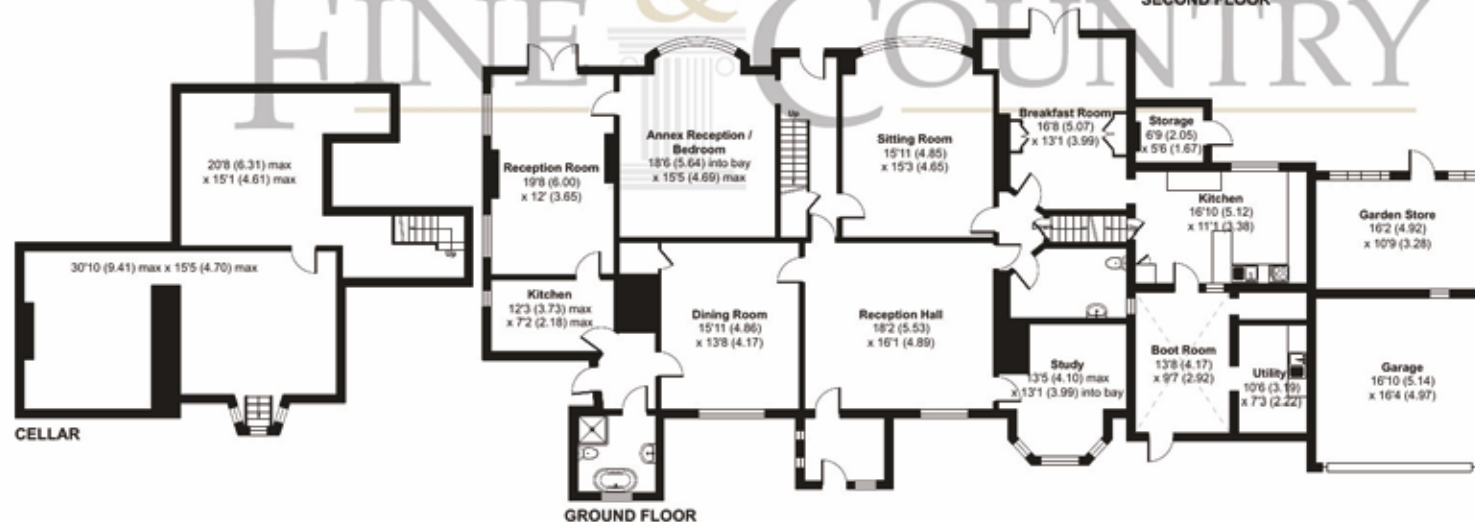


Denotes restricted head height



FIRST FLOOR

SECOND FLOOR



GROUND 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: 1310070



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