



Warwick House
26 High Street | East Malling | Kent | ME19 6AL

FINE & COUNTRY

Seller Insight

“Over 20 years ago, we walked into 26 High Street and instantly knew we had found our new home,” say the current owners. “Nestled in the heart of a welcoming village, this charming farmhouse ticked every box: character, space, and a wraparound garden where we could keep chickens.”

“Our first child was born just two weeks after we moved here, and as our family has grown, the house has evolved with us,” the owners continue. “We have redecorated throughout, and the new open-plan kitchen has become the soul of the home, connecting to a patio where our kids host their friends and we have enjoyed long summer evenings with the pizza oven blazing and drinks flowing. Indeed, the garden has been a sanctuary, with sunny spots, shady corners, room for kids and dogs to run free, and even roast dinners cooked outdoors. And with ample parking, there is always space for guests. We shall never forget our housewarming: 100 people with live music in the garden. Inside, our snug, complete with a woodburning stove, is the perfect place to unwind, while the games room—with its full-size pool table, wood burner, and arcade machine—has seen everything from quiet nights in to parties with all our family and friends. This place holds our most treasured memories.”

The local area has much to recommend it, too. “From mountain biking to pub lunches, country walks to local shopping, this close-knit, family-friendly community has given us everything,” the owners say. “Both our boys thrived at the local primary in West Malling—another gem in this wonderful area. Despite the property’s countryside feel, we have never had to sacrifice convenience. The train station is a two-minute stroll away, making spontaneous trips to London, Maidstone, or Rochester effortless. Being on the right side of Maidstone means no queuing to reach the M20 either—something we have truly appreciated over the years.”*

* 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

Warwick House

Fine & Country present Warwick House, a distinctive period residence set in the heart of the historic village of East Malling. Beautifully extended and immaculately maintained, it offers the perfect blend of heritage charm and contemporary open plan living, a home full of character, reimagined for modern life.

Behind its traditional High Street façade, this deceptively spacious semi-detached home unfolds into a generous and surprisingly private family residence. Inside, a wealth of original features, including exposed beams, fireplaces and panelled walls, have been carefully preserved, while a stunning rear extension introduces a fresh, contemporary dimension to the layout.

The ground floor offers both practicality and charm. A generous entrance hall leads to two character-filled reception rooms at the front of the house, ideal as a formal sitting room and a snug or playroom, with period fireplaces, timber floorboards and exquisite heritage detailing throughout.

To the rear, the property opens dramatically into the hub of the home, a large open-plan kitchen, dining and living space with vaulted ceilings, roof lanterns and bifold doors that link seamlessly with the garden. It's a light-filled, sociable space designed for entertaining. A cosy adjoining snug, complete with woodburning stove and exposed beams, offers the perfect retreat for quieter moments.

A utility room, ground floor cloakroom and useful cellar storage provide everyday practicality, while the flexible layout works effortlessly for modern family life.

Upstairs, the sense of space continues with four excellent bedrooms arranged around a central landing. The principal bedroom features a split-level design, built-in wardrobes and the luxury of en suite facilities, while the remaining bedrooms share a stylish family bathroom complete with both bath and separate walk-in shower. A large loft room provides additional space for a home office, hobby room or occasional guest bedroom.





Step outside

Warwick House

The substantial garden has been thoughtfully landscaped to create a series of inviting spaces for dining, relaxing and play. A wide stone terrace links directly with the kitchen via bifold doors, creating a seamless connection between indoor and outdoor living. Beyond, a mix of lawn, raised beds and mature planting adds colour and interest, with a feature pizza oven providing a focal point for gatherings with friends and family.

Parking

To the rear of the property a gated driveway offers off-road parking for three vehicles with a detached garage, while a further parking space is available within an adjacent courtyard to the front/ side of the property, providing security and convenience.

Location

East Malling is a charming village that retains a strong sense of community and a rich architectural heritage. The railway station is just a short walk from the property, offering direct links into London. The nearby market town of West Malling boasts a vibrant High Street with independent shops, restaurants and cafés. Well-regarded schools, excellent commuter links and beautiful countryside walks are all close at hand, making this an ideal location for families and professionals alike.

Freehold

Council Tax Band F

EPC Rating D

For mobile phone coverage in this area please look online

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

Property is in a Conservation Area

Grade II Listed

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

There is a chancel repair liability

Guide price £850,000 – £900,000



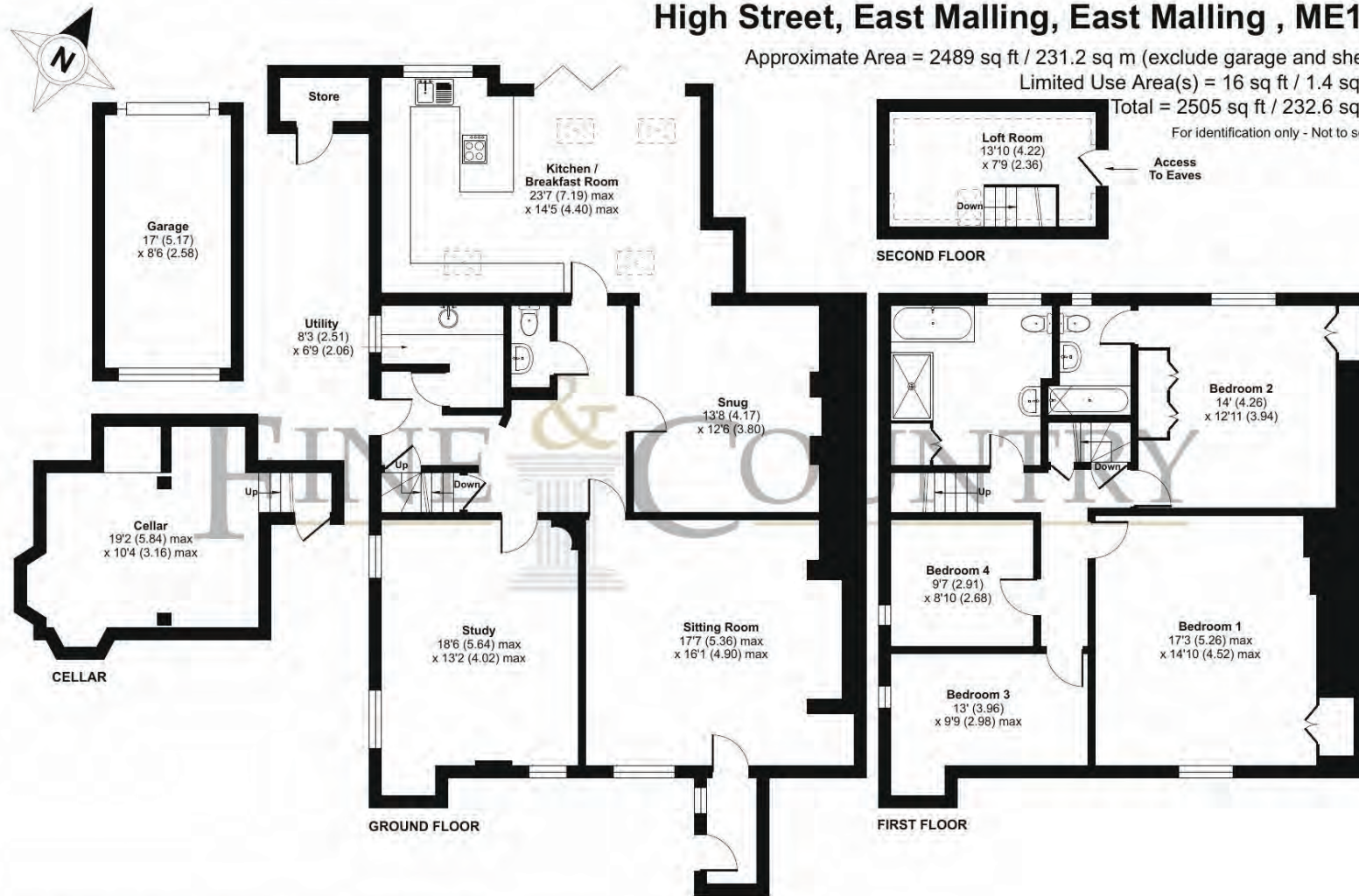
High Street, East Malling, East Malling , ME19

Approximate Area = 2489 sq ft / 231.2 sq m (exclude garage and shed)

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 2505 sq ft / 232.6 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). © nchecom 2025.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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