Ibbett Mosely

24, Douces Manor St Leonards Road, West Malling, ME19 6UB

A fabulous opportunity to buy a part of this Historic estate just a short distance from West Malling High Street and all it provides.

Built on the site of the original stables to the main house, completed in 2006 this stunning home now offers four bedrooms, three bathrooms and three receptions within part of a large approx. 12 acre parkland style estate.

Being sold without an onward chain these houses are always popular and a viewing is highly recommended.

Guide Price £750,000

- Historic Estate Conversion
- Set in approx. 12-acre parkland stlye communal gardens
- Lateral living layout options
- Gated community access
- Walk to West Malling High St or Mainline Station to London
- No onward chain
- Allocated parking space plus garage
- Private patio with parkland views
- EPC rating C - Council Tax Band G
- Guide Price £750,000

History of Douces Manor

This Manor House, situated on St. Leonards Street in West Malling, was built about 1738 by a Benjamin Hubble and was originally named ‘St Leonard’s House’. Following Benjamin’s death the estate was shared by his two daughters, Catherine & Margaret. In 1777 Margaret married Thomas Douce and he later bought his sister-in-law, Catherine’s share of the estate. Thomas proceeded to make extensive alterations to the house.

The Douce family continued to live in the house until 1823. With no heirs to take over the estate the family’s executors let it out until 1851 when it was purchased by Captain John Savage R.N. a Deputy Lord-Lieutenant of Kent whose family continued to live there until 1906.

The Estate was then purchased by Henry Joseph Wood who changed the name of the house to ‘Manor House’. Henry lived there, making many improvements, until his death in 1916. It was then bought by the Trustees of the Estate of Frederick Andrew who opened it as a ‘Convalescent home for Ladies’ in 1921.

At the outbreak of the Second World War in 1939, the Royal Air Force took over the civil aerodrome at King Hill, West Malling to operate it as a fighter base. They also requisitioned the Manor House to use as an Officers’ Mess. The Officers soon turned the basement of the house into a bar nicknaming it ‘The Twitch Inn’ in reference to the body tremors suffered by some aircrew after a number of operations as in ‘he’s got the twitch’! The main source of lighting in the basement was candlelight and the officers used the smoke from the candles to ‘write’ there names on the white plaster ceiling. This and other graffiti on the walls survives to this day.

After the end of the War the House reverted to being a convalescent home for a brief period before it was forced to close. The house lay derelict for a number of years until 1968 when it was purchased at auction by Mr Ian Bryant who turned it into a hotel. The recession of the early 1970’s saw it closing and in 1974 it was purchased by Commercial Union who used it from 1975 as a training and conference centre.
It is now owned by Beechcroft Developments who have converted the house into apartments. The ‘Twitch Inn’ is used as a heritage centre and is open to the public on 20 days in the year.

Entrance Hall

The entrance hall welcomes you into the home with neutral walls featuring subtle stripes. It provides access to the main reception rooms and the stairs to the first floor. The hall feels bright and inviting, offering a clear path through the home.

Drawing Room

14'5" x 14'3"

The drawing room is a spacious, elegant space characterised by its neutral carpet and walls. It features a classic stone fireplace with an inset electric fire, flanked by wall-mounted candle sconces, providing a cosy focal point. Large windows allow plenty of natural light and offer views towards the garden room and outside. This room flows seamlessly into the dining room, creating an ideal setting for entertaining.

Dining Room

11'11" x 10'10"

The dining room features plenty of space for a dining table with chairs. This room has a traditional feel with wall-mounted light fittings and space for other furniture to add character. Large French doors open out to the garden, filling the room with natural light and providing a lovely view over the grounds.

Kitchen

10'9" x 10'5"

The kitchen is fitted with light wood cabinetry and black granite countertops, giving it a modern yet warm feel. A built-in double oven and gas hob with a stainless steel extractor fan enhance

functionality. White tiled flooring adds brightness, while twin windows above the sink provide garden views and natural light. The kitchen is neatly arranged to maximise space and practicality.

Garden Room
11'9" x 8'5"
The garden room is a charming addition to the ground floor, featuring large windows and French doors that open out onto a paved patio area. It has a light tiled floor and neutral walls, creating a bright and relaxing space to enjoy the views of the well-maintained garden and surrounding greenery.

Sitting Room / Bedroom
13'8" x 10'9"
This versatile sitting room/bedroom combines comfort with functionality. It is softly carpeted and has neutral walls, with a window overlooking the garden. This sits next to the shower room on the ground floor so could be utilised with this as a bedroom.

Shower Room
A well-appointed shower room with floral wallpaper and cream tiles, featuring a glass-enclosed shower, wash basin, and WC. This room offers modern convenience alongside traditional charm.

Landing
The landing is light and spacious with traditional wooden balustrades painted in a cream colour. It provides access to all first-floor rooms and stairs leading down to the entrance hall.

Master Bedroom
12'5" x 11'7"
The master bedroom is a light and airy room with neutral décor and carpeting. It features French doors leading onto a balcony overlooking the gardens, offering a peaceful retreat. An ensuite bathroom with shower, basin, and WC provides added luxury and privacy.

Balcony Terrace
A balcony terrace accessed from the master bedroom, offering elevated views over the expansive gardens and courtyard. It is a generous outdoor space perfect for enjoying the fresh air and peaceful surroundings.

Bedroom 2
12'11" x 10'4"
This bedroom enjoys double aspect windows, filling the room with light, and is carpeted in neutral tones. It includes built-in wardrobes along one wall, offering good storage. A small skylight window enhances the space further.

Bedroom 3
22'0" x 10'10"
A delightful bedroom with neutral carpet and walls, featuring French doors opening onto the Juliet balcony with views of the gardens. The room has plenty of space for a double bed and furniture, creating a cosy and restful atmosphere.

Study / Bedroom
9'1" x 7'9"
This practical study or bedroom is a quiet space with neutral walls and carpeting. It includes a window , making it ideal for working from home or as an additional bedroom if required.

Bathroom
The main bathroom is tastefully decorated with floral wallpaper paired with cream wall tiles and carpeted flooring. It includes a bathtub, wash basin set in a vanity unit, and a WC, providing a fresh and relaxing space.

Rear Garden
The exterior of the property is the paved patio area provides an ideal spot for outdoor dining or relaxing while enjoying the view of the beautiful extensive gardens.

Parking
Parking is provided via an allocated space close to the rear of the house and an enbloc garage. Visitor parking is numerous and can be found as you approach through the gated entrance clearly marked to the right.

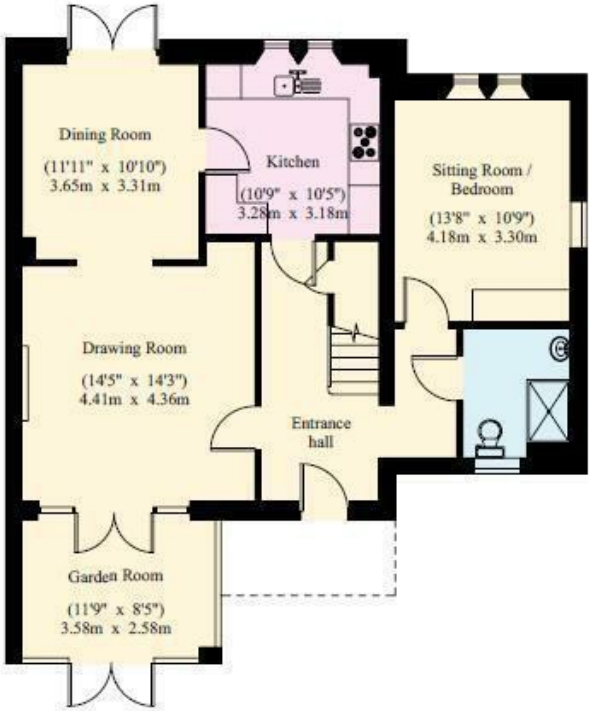
Additional Details
Age restrictions apply - no residents are to be below the age of 16 years old.

Residents enjoy exclusive access to an ornate communal orangery for private functions and gatherings, while the extensive lawns foster a warm and sociable atmosphere. A unique heritage feature of the estate is The Twitch, located within the Manor House basement, once a wartime billet for RAF West Malling airmen and now opened to the public on select days each year.

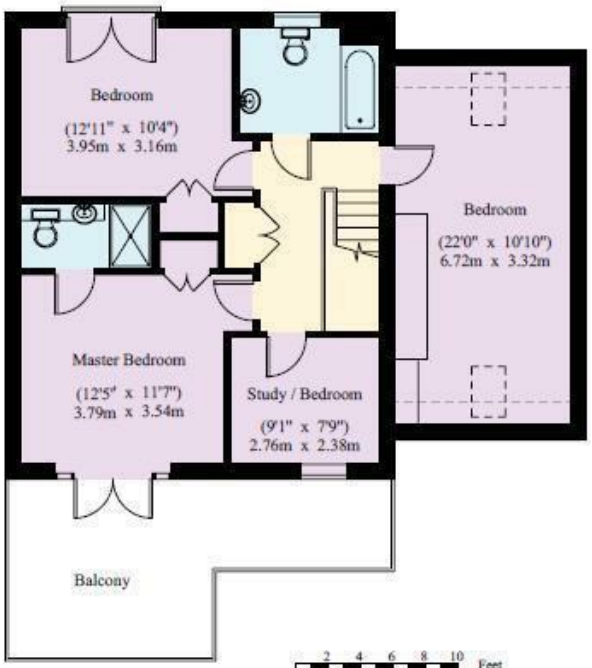
West Malling
The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

24 Douces Manor

Gross Internal Area : 170.2 sq.m (1832 sq.ft.)



Ground Floor



First Floor

2 4 6 8 10 Feet
1 2 3 Metres

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Ibbett Mosely

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EPC Rating- C

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