High Street, West Malling, Kent, ME19 6QH
Offers In Excess Of £650,000

Page & Wells

Offered CHAIN FREE

Found in the heart of West Malling High Street, this exquisite Grade II listed Queen Anne character home presents a rare opportunity to own a piece of history while enjoying modern comforts. Spanning an impressive 1,734 square feet, this 2 bedroom ground floor property features two spacious reception rooms, perfect for both relaxation and entertaining guests. The elegant drawing room, adorned with architectural columns and a feature open fire, is bathed in natural light from three large windows, creating a warm and inviting atmosphere.

The property boasts two well-proportioned double bedrooms, each equipped with modern en-suite shower wet rooms, ensuring privacy and convenience for residents and visitors alike. An additional shower room caters to guests, enhancing the home's functionality.

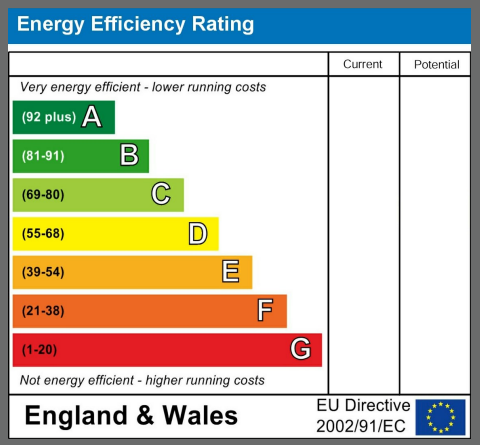
One of the standout features of this delightful residence is its charming courtyard garden, an idyllic space for outdoor enjoyment and entertaining. The modern kitchen seamlessly connects to the garden through French doors, allowing for a delightful indoor-outdoor living experience, particularly during the summer months.

Storage is abundant, with a magnificent cellar beneath the main drawing room offering potential for further development, subject to planning permissions. A large storage room links the drawing room to the second reception room, providing additional versatility.

The property also includes a workshop within the courtyard garden, which presents further opportunities for development into residential space, alongside a private driveway.

This remarkable home, with its rich history and character, is a true gem in a desirable location. It combines the elegance of a bygone era with the comforts of contemporary living, making it an exceptional choice for those seeking a unique residence. Do not miss the chance to make this enchanting property your own.

- **Stunning 2 Bedroom Prestigious Home**
- **Extremely Desirable West Malling Location**
- **Modern Kitchen**
- **Grade II Queen Anne Era Listed Building**
- **Stunning Courtyard Garden**
- **3 Bathrooms**
- **Cellar And Workshop**
- **Stunning Original Features And Fireplaces**
- **Off Street Parking**



ADDITIONAL INFORMATION

CHAIN FREE
Freehold
Semi Detached House
Council Tax Band E
Gas Central Heating
1 Parking Space
Permit Spaces Close By
EPC Exempt

LOCAL AREA INFORMATION FOR WEST MALLING

The attractive historic high street of West Malling offers a fine selection of day-to-day amenities including boutique shops, bars and restaurants, pharmacy and a Tesco store as well as a mainline train station.

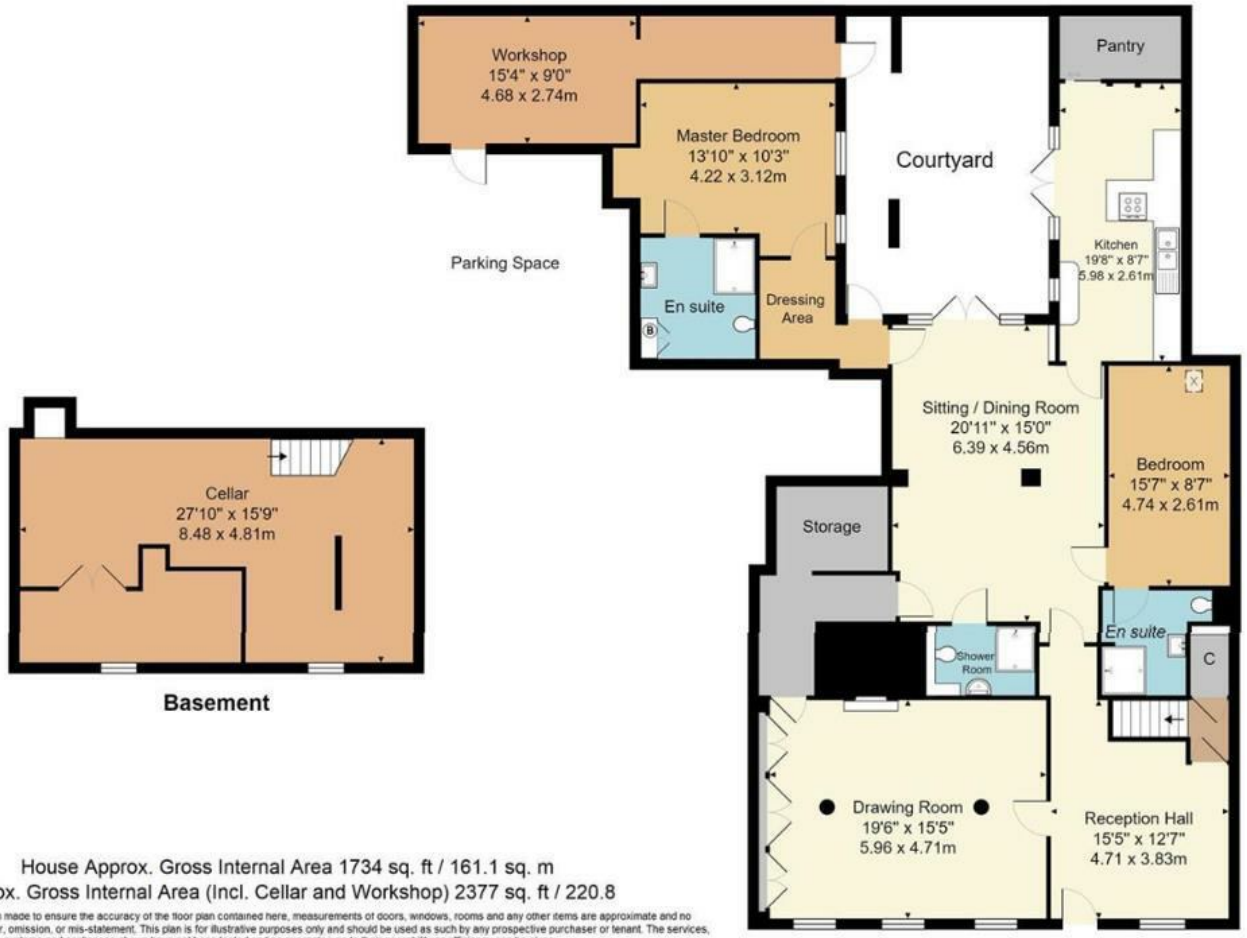
The modern village of Kings Hill is approximately 2 miles away and offers an extensive selection of facilities - particularly outdoor recreation. It has a toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes super markets, shops, cafes, restaurants, 18-hole golf course, David Lloyd health club, sports park, community centre, nature parks and much more.

For additional recreation you have a multitude of offerings within close proximity. Manor Park, Trosley Country Park, Leybourne Lakes are all noteworthy. You have further golf courses at Wrotham Heath and West Malling.

For the commuter Junction 4 of the M20 gives access to the motorway network. West Malling's mainline train station provides services to London Victoria and will commence a direct line to London Charing Cross from 1st December 2022. Nearby Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

For education the immediate area offers a good selection of state primary and secondary schooling together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

01732 841164
larkfield@page-wells.co.uk



House Approx. Gross Internal Area 1734 sq. ft / 161.1 sq. m
Approx. Gross Internal Area (Incl. Cellar and Workshop) 2377 sq. ft / 220.8

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

ISO 9001 CERTIFIED ORGANIZATION
Certificate No: 15220/1