



Woodland Gate Walk
West Malling ME19 5FD
£1,250,000

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COUNTRY HOMES

West Malling ME19 5FD

CHAIN-FREE - Nestled within the prestigious Woodland Gate Walk in Leybourne, West Malling, this exquisite 6 bedroom detached house offers a perfect blend of luxury and comfort. Set within a secure gated development, this property is ideal for those seeking both privacy and elegance.

Boasting an impressive six double bedrooms, 3 of which have ensuites and dressing areas. This home provides ample space for families or those who enjoy hosting guests. Each bedroom is thoughtfully designed to ensure comfort and tranquillity, making it a perfect retreat after a long day. The property features four well-appointed bathrooms, plus a ground floor W/C ensuring convenience for all residents and visitors alike.

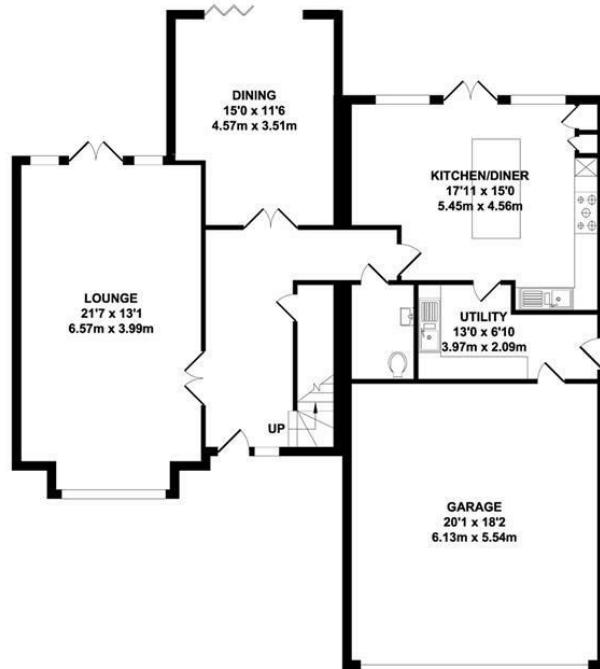
The ground floor is home to two spacious reception rooms, providing versatile spaces for relaxation and entertainment. Whether you prefer a formal sitting room or a casual family area, these rooms can easily adapt to your lifestyle needs. The layout promotes a seamless flow throughout the home, enhancing the overall living experience.

Additionally, the property includes a double garage, offering secure parking and extra storage space. The surrounding area is beautifully landscaped, contributing to the serene atmosphere of this luxury development.

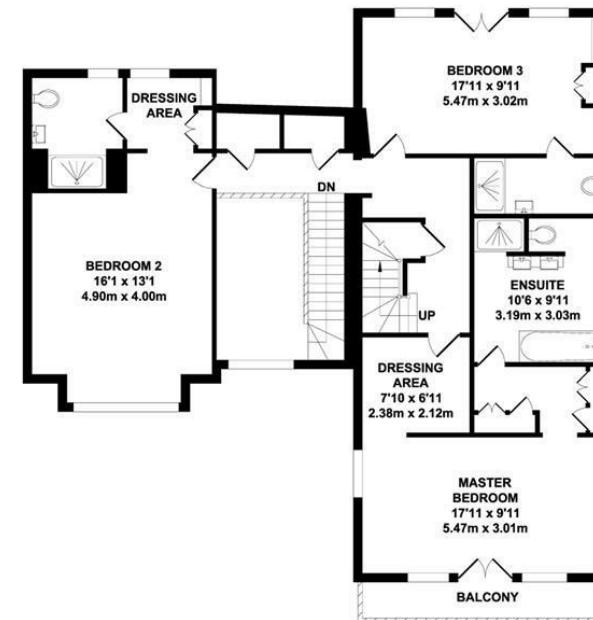
This remarkable home in Woodland Gate Walk is not just a property; it is a lifestyle choice, offering a harmonious blend of modern living in a tranquil setting. With its generous living spaces and prime location, this residence is a rare find and is sure to impress.

- Detached executive 6 Bedroom House
- 3 Ensuites
- Double Garage
- Exclusive gated close
- Woodland Setting
- Dressing areas to 2 bedrooms
- Multiple Reception Rooms
- Large Rear Garden
- Utility Room
- Open plan kitchen/dining

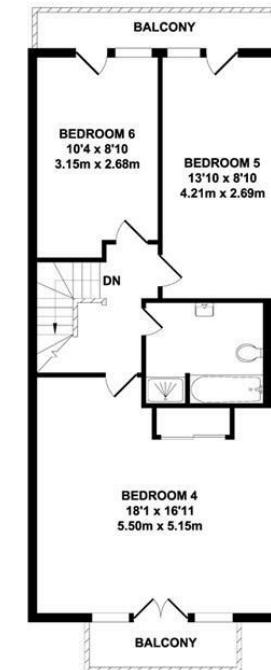




GROUND FLOOR
APPROX. FLOOR AREA
1374 SQ.FT.
(127.69 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1216 SQ.FT.
(113.00 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
723 SQ.FT.
(67.15 SQ.M.)

TOTAL APPROX. FLOOR AREA 3314 SQ.FT. (307.84 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(16-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	84
EU Directive 2002/91/EC			





Location Map

Tenure: Freehold

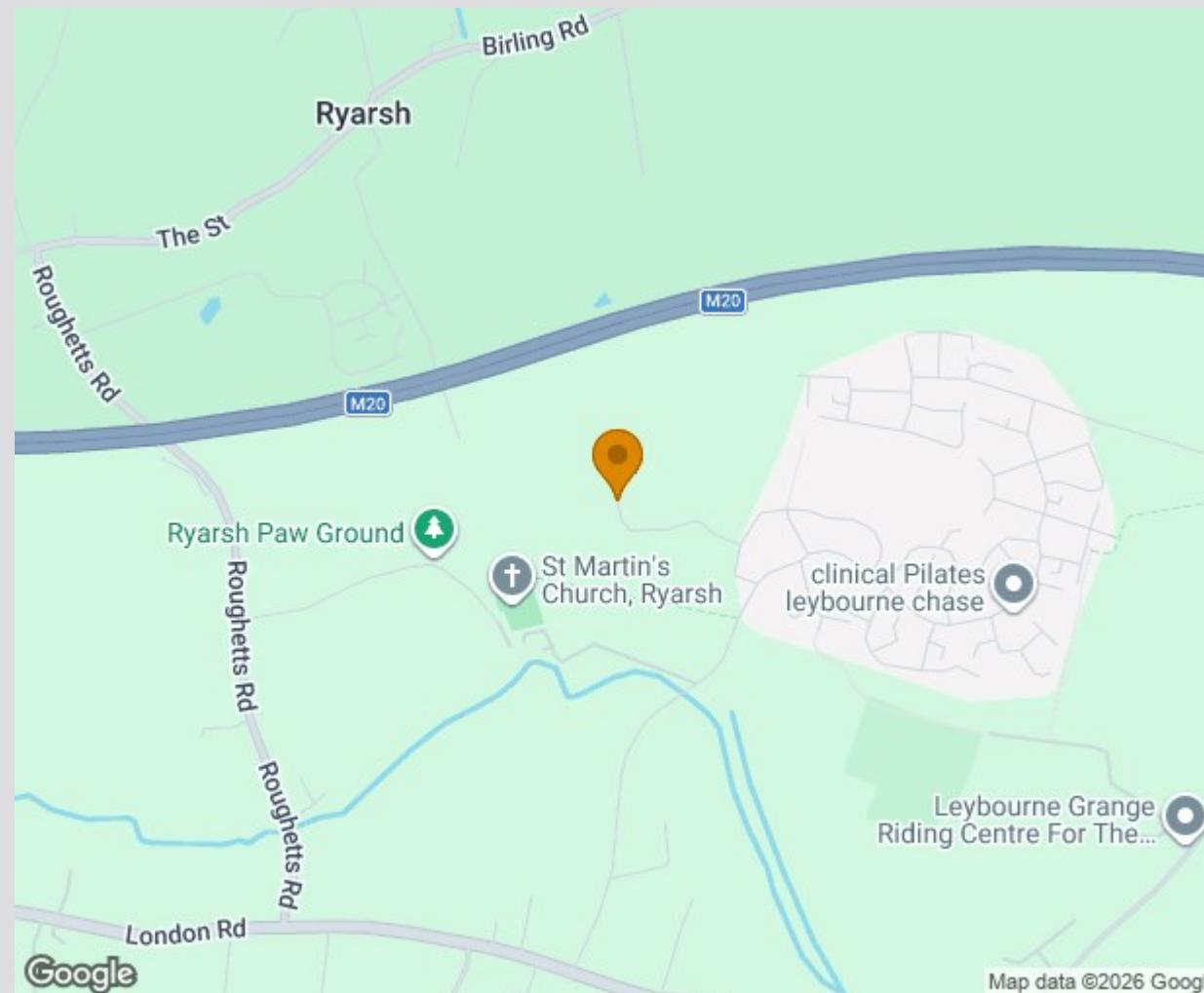
Council tax band: G

AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Charges

Estate management £848 pa approx
Review period Annually



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me

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