



Ibbett Mosely

Oast View, 169 Mill Street, East Malling, West  
Malling, Kent, ME19 6BW



A stunning home that has been lovingly refurbished with quality bespoke finishes. Offering four good sized bedrooms, master with ensuite and walk in wardrobe. An fabulous open plan kitchen dining room and separate downstairs study. A beautiful landscaped garden with garage, drive and cottage style planting to the front giving off great kerb appeal.

A rare find and truly a turn key home.

### Entrance Hall

The entrance hall is a welcoming space with engineered Oak wooden flooring and walls painted in a soft blue shade. It provides access to the sitting room, study, WC, and kitchen/dining room, with a staircase leading to the first floor. The hall has a light, airy feel, enhanced by natural light and simple, elegant decor.

### Sitting Room 17'5" x 14'1"

The sitting room is a spacious and comfortable area featuring a charming brick fireplace with a wood-burning stove. The room is painted in a muted lilac tone, with large windows and double doors that open to the garden, allowing plenty of natural light to flood in. The wooden parquet flooring adds warmth and character to the space, making it ideal for relaxing or entertaining.

### Kitchen / Dining Room 25'2" x 14'0"

The kitchen/dining room is a large, open-plan space fitted with bespoke handmade, modern units in white with American hardwood surrounds plus stunning copper handles and splashback. The room features a polished tiled floor and a comprehensive range of integrated appliances. An American hardwood breakfast bar offers casual dining or additional workspace, while a large

- Stunning Four Bedroom Detached Family Home
- Master Bedroom with Walk in Wardrobe and Ensuite Shower Room
- Bespoke Kitchen Featuring American Hardwood & Copper Accents
- Open Plan Social Kitchen Dining Space
- Large Comfortable Lounge with Feature Wood Burning Stove
- Ground Floor Study with Flexibility of Use
- Fabulous Landscaped Front & Rear Gardens, Garage & EV Charger
- Walking Distance to Mainline Station, Schools & West Malling High Street
- EPC Rating B - Council Tax Band G
- Guide Price £795,000

window provides a view of the garden. The dining area comfortably accommodates a table and chairs, creating a practical and sociable environment.

### Study 9'9" x 7'9"

The study is a quiet and functional room, ideal for working from home. It has a window overlooking the garden, neutral carpeting, and walls painted in a soft, pale shade. The room can be used as a downstairs bedroom if needed or playroom.

### Landing

The landing on the first floor is a bright space with blue-painted walls and a skylight window above the staircase, allowing natural light to fill the area. It connects to all bedrooms and the family bathroom, with a calm and airy feel that balances access and privacy throughout the upper floor.

### Master Bedroom 14'1" x 12'2"

The master bedroom is a generously sized room with a walk-in wardrobe and an ensuite bathroom. It features a large window, Amtico flooring, and neutral decor that enhances the spacious and restful atmosphere, making it an inviting retreat.

### Ensuite

The ensuite bathroom connected to the master





bedroom is modern and well-appointed. It has a skylight window, a walk-in shower with glass screen, a vanity unit with a sink, and a toilet. The room is decorated in neutral tones with tiled walls and flooring, providing a clean and relaxing space.

### Bedroom 2 14'8" x 8'3"

A cosy room with a sloping ceiling and a dormer window overlooking the surrounding countryside. It is carpeted with neutral tones and has simple decor, making it a restful space suitable for a child or guest.

### Bedroom 3 14'0" x 8'3"

Another bedroom has a fresh and airy feel with lilac painted walls and a metal bedframe. It features a large window with floral curtains that look out onto the garden. The carpeting and simple furnishings make this a comfortable and inviting room.

### Bedroom 4 12'3" x 10'5"

The bedroom overlooking the front has a neutral colour scheme with cream walls and carpet. A large skylight ensures plenty of natural light. The room benefits from a peaceful outlook, making it a restful space to unwind.

### Bathroom

The family bathroom is a stylish room featuring a modern suite with a bath, a vanity unit with a sink, and a WC. The walls are tiled halfway up with white metro style tiles, complemented by a dark blue accent wall and patterned floor tiles. A skylight above provides natural light, enhancing the fresh and clean feel.



### Rear Garden

The rear garden is a beautifully maintained outdoor space featuring a large lawn bordered by mature shrubs and trees. A paved patio area with its retractable awning is ideal for outdoor seating and dining, with a wooden gazebo providing a shaded additional dining spot. The garden enjoys a peaceful outlook with a water feature and access to the front.



## Front Exterior

The front exterior of the property is a charming brick-built house with a pitched tiled roof and dormer windows. It is surrounded by a picket fence with a small front garden planted with a variety of flowering plants and shrubs, adding to its welcoming and picturesque appearance. The driveway offers parking and access to the detached garage.

## Garage & EV Charger

The garage is a detached single car garage with concrete flooring and a pitched roof. It provides secure parking and storage space, located to the side of the property with easy access from the driveway. An EV charger is installed.

## Location

The village of East Malling possesses an interesting collection of period properties and a historic church. Local amenities include a post office, schools, public houses, railway station and access to the M20 motorway about 2 miles.



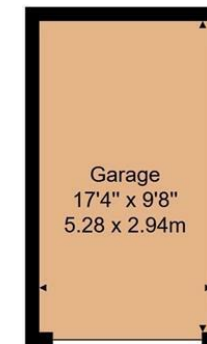
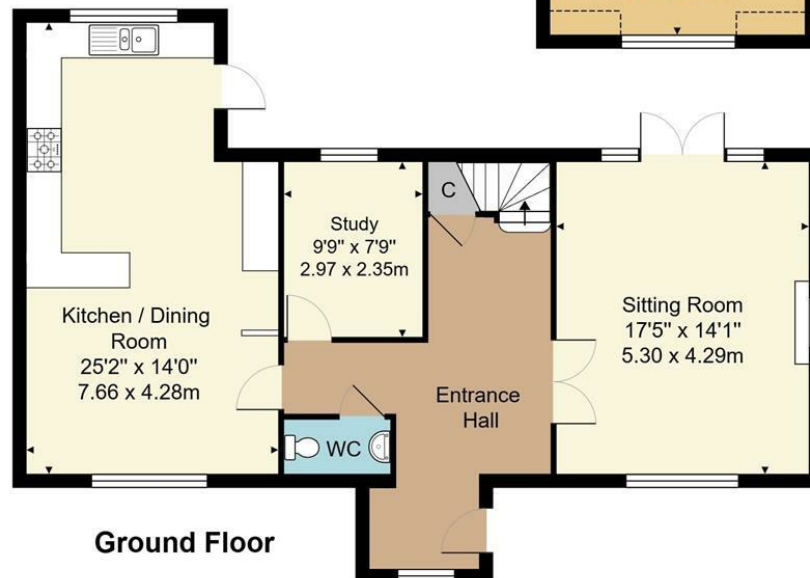
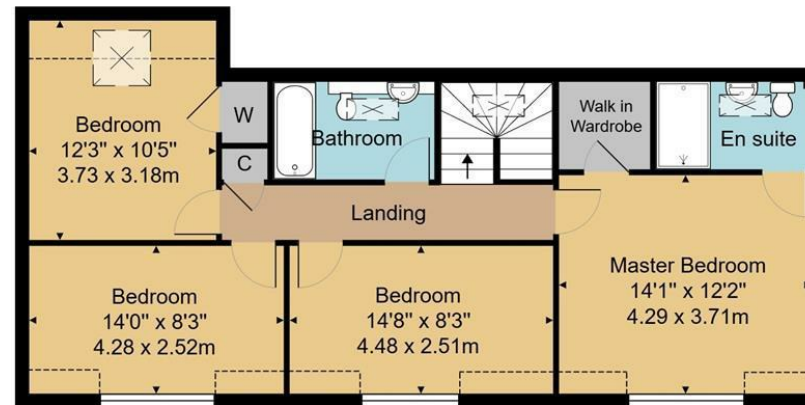
Nearby is the historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and East Malling railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). 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.



Also in close proximity are the villages of Watlingbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.

House Approx. Internal Floor Area  
1664 sq. ft / 154.6 sq. m

Garage Approx. Internal Floor Area  
167 sq. ft / 15.5 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

EPC Rating- B

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