



Ibbett Mosely

28 King Street, West Malling, Kent, ME19 6QT



A fantastic mix of character with a modern twist. Greatly extended to provide open plan living that is so popular but retaining the charm of a period home.

Located in the heart of West Malling which is always popular but with a great Westerly facing garden to get the late sun, ideal!

Guide Price £675,00 to £700,000

- Extended, modernised character home
- Open-plan living dining kitchen
- Stunning Westerly facing garden
- Heart of West Malling high street
- Grade II listed 17th Century House
- Three Bedrooms - Two Bathrooms
- Immaculately presented and recently extended
- Walking Distance to Station & Local Schools
- EPC Exempt - Council Tax Band D
- Guide Price £675,000 to £700,000

Study / Snug

12'9" x 11'6"

This study / snug offers a charming and peaceful retreat, characterised by its rich teal walls and exposed ceiling beams which add character and warmth. A large window fills the room with natural light, highlighting the original floorboards and creating a cosy atmosphere. The room features a traditional fireplace with a brick surround adds a historic touch, elevating the room's inviting environment.

Kitchen / Dining / Sitting Room

33'9" x 12'7"

A spacious open-plan room that combines kitchen, dining, and sitting areas. The kitchen features sleek cabinetry in deep blue and crisp white, paired with stunning patterned floor tiles that add a contemporary touch. A

skylight floods the space with natural light, complementing the large bi-fold doors that open onto the garden patio, creating a seamless flow between indoor and outdoor living. The dining area comfortably seats six and is accented by warm pendant lighting, while the sitting area is cosy. This versatile room truly is a great addition and is the heart of this fabulous home.

Bathroom

The bathroom is finished with a crisp, clean look featuring white subway tiles lining the walls around the bath and shower area. It includes a modern white vanity unit with storage, a toilet, and a glass shower screen above the bath. Neutral tones, bring a fresh and inviting feel to this practical space.





Bedroom 1

12'7" x 11'4"

This bedroom is a calm and restful space painted in a soothing grey-green tone. It features a large window that allows natural light to fill the room and wooden floorboards that add warmth. The room offers built-in wardrobes provide useful storage while keeping the room feeling uncluttered and airy.

Shower Room

A modern shower room with contemporary fittings and a striking feature wall of blue-green tiles arranged in a fish-scale pattern. The room also includes a compact toilet and a wall-hung basin with storage underneath. The clean, white tiles and generous mirror help to enhance the sense of space.

Bedroom 2

12'3" x 10'0"

A bright and cheerful bedroom with soft carpeting and cream walls. It features an exposed ceiling beam and a cast iron fireplace, adding character and charm to the space.



Bedroom 3

13'8" x 11'4"

This bedroom impresses with its sloped ceiling and exposed dark beams, providing a cosy and unique atmosphere. It benefits from a generous built-in storage unit painted in pale green and a window that floods the room with natural light. The neutral carpet and soft colour palette allow the characterful beams to take centre stage, creating a restful space.



Rear Garden

The garden is a lovely outdoor space featuring a spacious patio area ideal for seating and entertaining, with ample room for outdoor furniture. Beyond the patio, the garden extends into a large lawn bordered by mature trees, shrubs and flower beds, creating a private and peaceful environment. The garden also includes a charming archway leading to a further area with vegetable beds and fencing for privacy, giving a wonderful sense of space and opportunity for gardening or play.



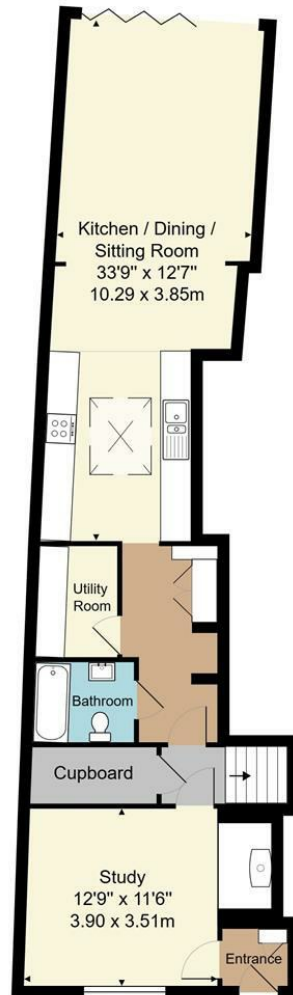
West Malling

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.



Approx. Gross Internal Area 1355 ft² ... 125.9 m²

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.



Ground Floor



First Floor



Second Floor

Ibbett Mosely

EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

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