



**St. Leonards Street**

West Malling ME19 6PE

£1,900,000



**COUNTRY HOMES**

## West Malling ME19 6PE

### Stamp Duty Incentive\*

Nestled on St. Leonards Street in the charming town of West Malling, this stunning, imposing detached new build house offers a perfect blend of modern living and rural tranquillity. With an impressive six bedrooms in the main house, this property is ideal for families seeking spacious accommodation. The three well-appointed reception areas provide ample space for relaxation and entertaining, ensuring that every family member can find their own nook to unwind.

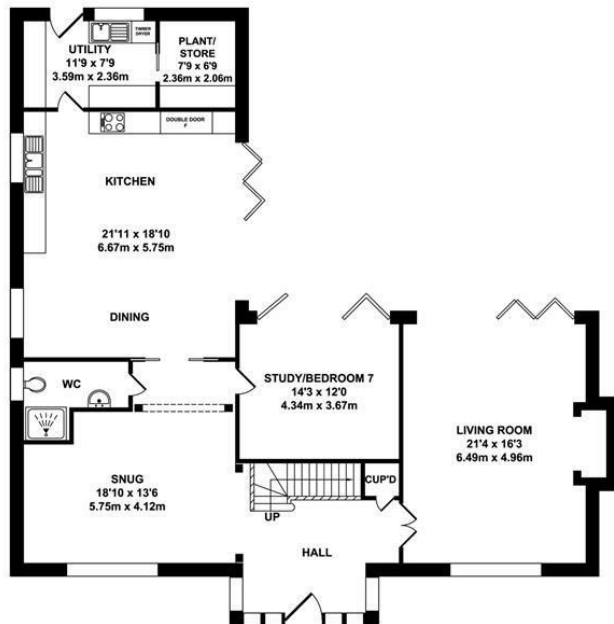
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The house boasts three contemporary bathrooms, designed with both style and functionality in mind, as well as a downstairs shower room with WC. The generous layout covers 3264 sq ft in the main house, with additional double garage. There is also a remarkable 779 sq ft detached one bedroom annexe, which presents a multitude of possibilities, whether it be for guests, a home office, additional accommodation for extended family or a creative studio. As you can see from the floorplan, the layout with separate bedroom and utility as well as shower room next to the bedroom with a further WC on the 1st floor provides the opportunity for a full time living space for relatives.

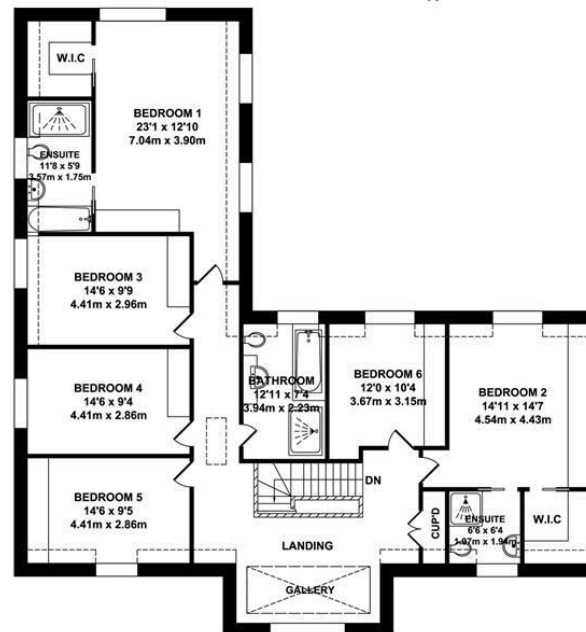
One of the standout features of this property is the extensive parking available, which is accessed via private electric gates, making it perfect for those who enjoy hosting gatherings or have multiple cars. There is an electric charge point to the front.

- Stamp Duty Incentive\*
- Detached 779sq ft annexe with seperate bedroom, utility and WC
- High Specification
- Electric gated drive leading to double garage
- 2 ensuites
- Flexible living space
- Bespoke design and fittings
- Rural views to front and rear
- 4382 sq ft total floor space
- Viewing encouraged

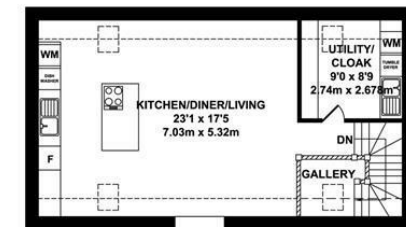




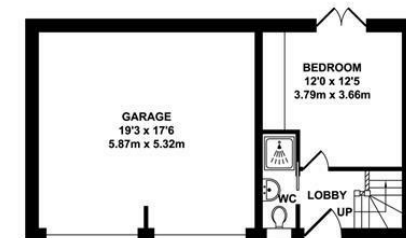
GROUND FLOOR  
APPROX. FLOOR AREA  
1622 SQ.FT.  
(150.67 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
1642 SQ.FT.  
(152.54 SQ.M.)



ANNEXE FIRST FLOOR  
APPROX. FLOOR AREA  
565 SQ.FT.  
(52.49 SQ.M.)



ANNEXE GROUND FLOOR  
APPROX. FLOOR AREA  
553 SQ.FT.  
(51.36 SQ.M.)

### TOTAL APPROX. FLOOR AREA 4382 SQ.FT. (407.06 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                    |                   |
|---------------------------------------------|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| 92 plus <b>A</b>                            |                   |
| 81-91 <b>B</b>                              |                   |
| 69-80 <b>C</b>                              |                   |
| 55-68 <b>D</b>                              |                   |
| 49-54 <b>E</b>                              |                   |
| 41-48 <b>F</b>                              |                   |
| 31-39 <b>G</b>                              |                   |
| Not energy efficient - higher running costs |                   |
| England & Wales                             |                   |
| EU Directive 2002/91/EC                     |                   |





## Location Map

Tenure: Freehold

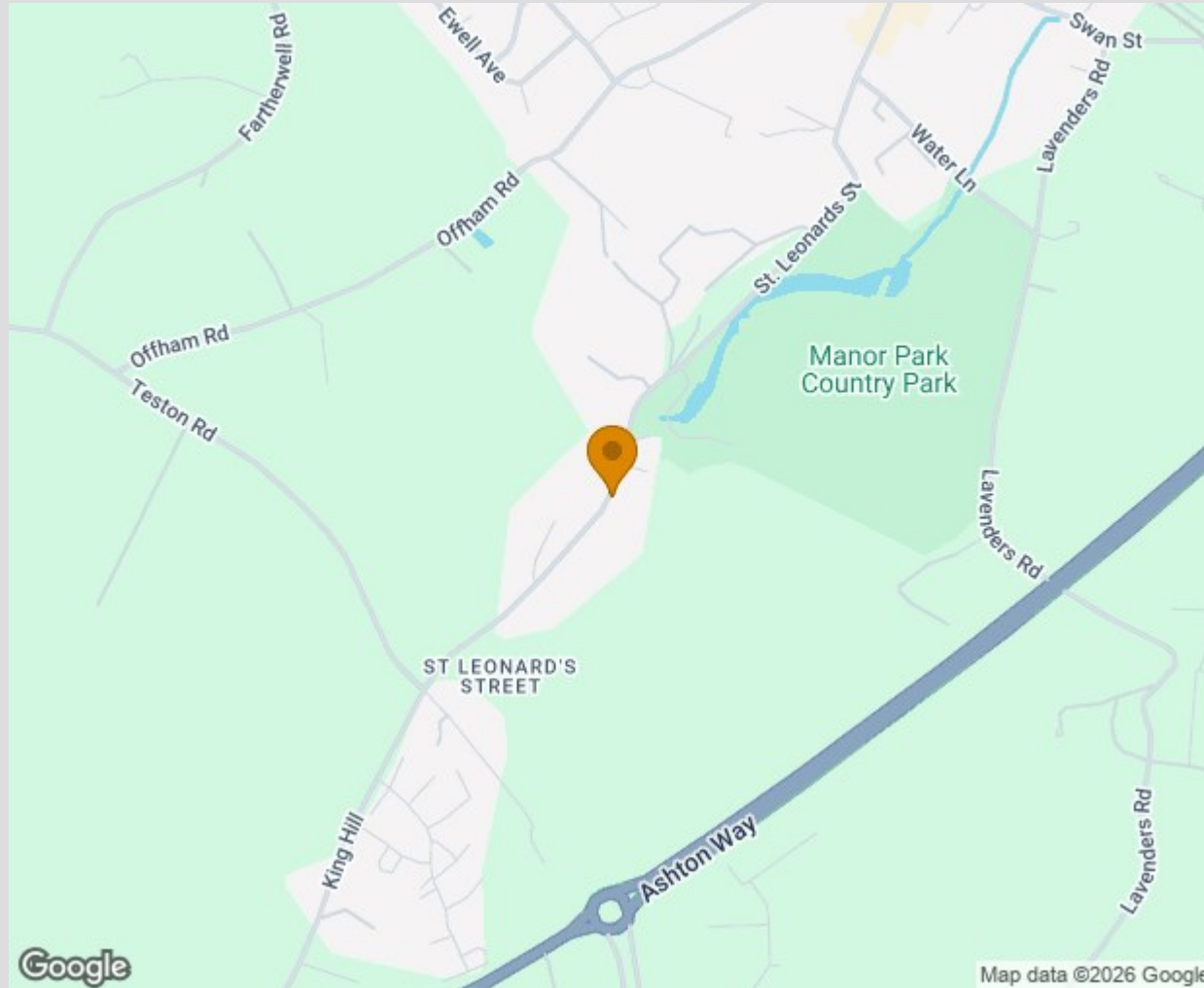
Council tax band: New  
Build

### Anti Money Laundering Charges

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.

### \*Agents note

A stamp duty incentive is available subject to offers made



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)

[www.khp.me](http://www.khp.me)



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