

Coachmans Mews
Church Road | Offham | West Malling | Kent | ME19 5NY

FINE & COUNTRY

Seller Insight

We fell in love with the uniqueness of the property and the wonderful village setting," says the owner of Coachmans Mews. "It felt special from the outset, with its original beams, high vaulted ceilings and lovely sense of privacy."

Set in the heart of the semi-rural village of Offham, the barn conversion occupies a wonderfully private position, with the home approached through its gated courtyard. Originally converted in around 1996, the property was completely renovated to a high standard in 2006. "I've always loved the feel of the village and the character of the house. The high ceilings and original beams give the front room a real sense of space, while the property's position means it feels wonderfully private and completely unoverlooked."

Arranged over two floors, the property has offered space and a great sense of flexibility. "The spacious sitting room with original fireplace, beams and vaulted ceiling is probably my favourite space because of those original features and the feeling of openness. I also love the bathroom, which is such a tranquil and relaxing room." The kitchen has been opened up to create a more generous space, with a downstairs cloakroom adding to its practicality. "The large hallway and dining area, together with the front room, also make the house surprisingly good for entertaining."

Outside, the large courtyard provides a private and sociable setting, with parking for two or three cars behind high hedges and substantial gates. A large paved patio has space for a dining table and chairs, as well as a generous sofa area. "The courtyard is a real sun trap and we get sunshine there until around four o'clock each day. It's one of the things I enjoy most about the house – somewhere to sit outside, have friends over and make the most of the garden."

"Offham is what I will miss most when I move," she says. "It has such a lovely village community and a real country feel, but you never feel isolated. I love hearing the tennis and cricket club in full swing, and there are always events taking place in the village and on the green. The people are incredibly welcoming, and there are lovely pubs, a garden centre with a café and a great primary school nearby."

*"I'll miss village and country life most of all," she reflects. "And the privacy and character of the house."**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Step inside

Coachmans Mews

Fine & Country presents Coachmans Mews, a beautifully presented barn conversion occupying a wonderfully private position within the highly regarded village of Offham.

Approached through substantial gates into its own generous courtyard, this distinctive home combines the character and architectural interest of a period conversion with elegant contemporary interiors. Original exposed beams, a vaulted ceiling, and an impressive period fireplace bring warmth and individuality to the principal reception space, while the thoughtful layout provides excellent flexibility for both everyday living and entertaining.

The ground floor centres around a spacious sitting room with its impressive, vaulted ceiling and exposed beams, opening directly onto the courtyard garden. A generous dining area provides a natural connection between the reception spaces and kitchen, creating an inviting environment when entertaining, while the stylish kitchen has been designed with both practicality and presentation in mind. A cloakroom completes the ground floor.

Upstairs, the accommodation is arranged around two well-proportioned bedroom suites, each enjoying its own bathroom and a sense of privacy. The principal bedroom benefits from access to useful eaves storage, while the second bedroom has built in wardrobes. The bathrooms provide a calm and contemporary finish, complementing the character of the original building.








PARIS
FLOWER MARKET







Step outside

Coachmans Mews

Outside, the property enjoys an unusually private courtyard garden enclosed by mature boundaries and accessed via substantial gates. The paved terrace provides an excellent setting for outdoor dining and relaxed entertaining, while the generous courtyard also offers substantial off-road parking. The current arrangement provides parking for several vehicles and gives the property a rare degree of privacy and flexibility for a village home.

Offham is a highly regarded and much sought after village, combining a genuine semi-rural atmosphere with exceptional accessibility. The market town of West Malling is less than a mile away and provides a wide range of amenities including boutique shops, cafés, restaurants, and a country park. West Malling station provides direct links to London in less than an hour, while the M20 motorway is readily accessible via junctions 3 and 4.

A variety of excellent primary and state schools can be found nearby, while grammar & private schools can be found in Maidstone, The village itself retains a strong community atmosphere, centred around its picturesque green, with local sporting clubs, events and a popular country pub adding to its appeal, together with the David Lloyd fitness centre at Kings Hill.

Coachmans Mews offers a rare combination of period character, contemporary presentation, generous outdoor space, and privacy, all within one of North Kent's most desirable village settings.

Freehold
Council Tax Band F
EPC Rating D
For mobile phone coverage in the area please look online
Superfast Broadband is available at the property, for more information please look online
Utilities:- Electric / Gas / Mains Water / Mains Drainage / Phone / Broadband

Guide price £650,000 - £675,000





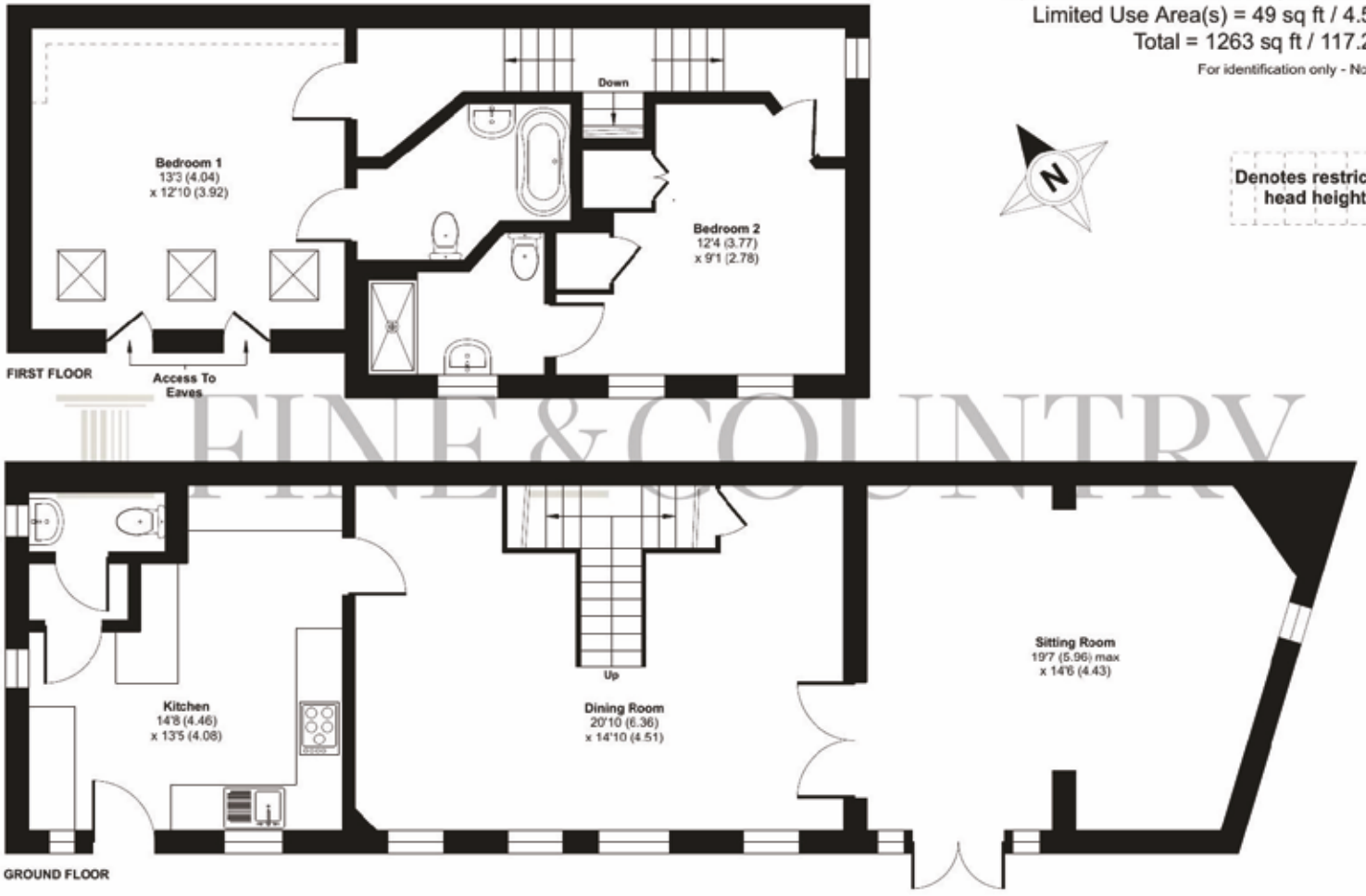






Coachmans Mews, Church Road, Offham, West Malling, ME19

Approximate Area = 1214 sq ft / 112.7 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 1263 sq ft / 117.2 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1525782

The Property Ombudsman

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