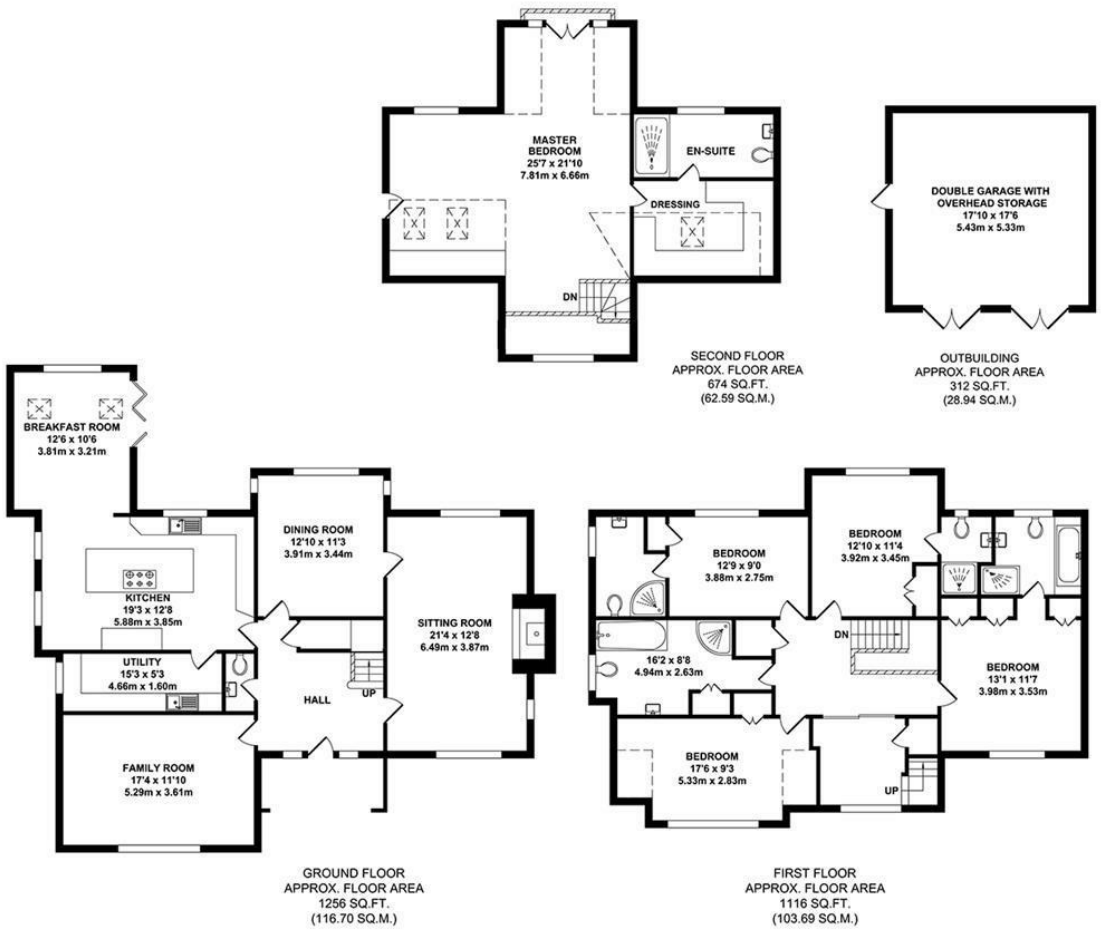


TOTAL APPROX. FLOOR AREA 3357 SQ.FT. (311.92 SQ.M.)

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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The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search



Sportsmans Cottages

West Malling ME19 4PH

Guide Price £1,450,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

CHAIN FREE

An impressive and beautifully presented family home extending to over 3,300 sq. ft., discreetly positioned within the exclusive Sportsman Cottages development. Privately accessed via electric gates and comprising just five homes, this exceptional property has been owned by the same family since 1999 and is being offered to the market for the first time.

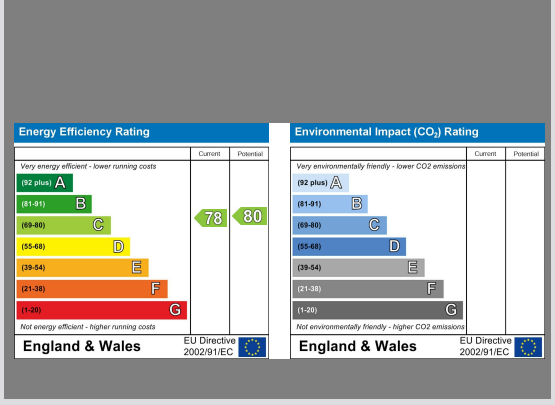
Arranged over three floors, the property offers versatile and spacious accommodation, including a generous kitchen/dining area, adjoining utility room, three further reception rooms and a downstairs cloakroom.

The first floor features four double bedrooms, all with fitted wardrobes, three with en-suite facilities, alongside a family bathroom and spacious landing. Occupying the entire top floor, the impressive principal suite provides a modern en-suite, a well-proportioned dressing room and Juliet balcony doors overlooking the beautifully maintained rear garden, with further views across the private road and surrounding woodland.

Externally, the property enjoys a generous plot, a south-facing rear garden with no overlooking properties, a double garage and ample additional parking.

One of the home's most remarkable attributes is its unique setting. Surrounded by protected ancient woodland and positioned at the top of a private road, Sportsman Cottages is entirely separate from the Kings Hill estate, with no associated estate service or management charges, while still offering convenient

- Detached
- Gated development
- 5 Bedrooms
- Double garage and plenty of parking
- Impressive top floor suite
- Generous garden
- Modern decor throughout
- Rarely available
- Utility room
- Chain free













More about Sportmans Cottage

An exceptionally rare opportunity to acquire this impressive and beautifully presented family home, privately positioned within the exclusive enclave of Sportsman Cottages, a collection of just five individual residences accessed via electric gates and surrounded by protected ancient woodland. First brought to the market since being acquired by the same family in 1999, this remarkable home offers a unique combination of privacy, space and tranquillity, with a setting that is truly difficult to replicate.

Extending to over 3,300 sq. ft. across three floors, the property provides versatile and generously proportioned accommodation, perfectly suited to modern family living. Occupying a particularly desirable position at the top of the private road, the house enjoys an enviable sense of seclusion, with woodland surroundings and a wonderful connection to nature.

One of the property's most distinctive advantages is its genuinely independent private setting. Although ideally placed to enjoy the amenities and lifestyle associated with Kings Hill, Sportsman Cottages is separate from the Kings Hill estate, with its own private road and no estate service or management charges. This offers the best of both worlds: convenient access to local amenities alongside the peace, privacy and individuality of an exclusive five-home development.

Upon entering, the generous accommodation unfolds to reveal a welcoming and thoughtfully arranged interior. The spacious kitchen and dining area forms a natural hub of the home, providing an ideal setting for everyday family life and entertaining. A substantial adjoining utility room adds valuable practicality, while three further reception rooms offer flexibility for formal entertaining, relaxing, working from home or accommodating the changing needs of family life. A downstairs cloakroom completes the ground floor.

The first floor offers four well-proportioned double bedrooms, each benefiting from fitted wardrobes, with three enjoying the added luxury of en-suite facilities. A family bathroom and spacious landing complete this floor, while an attractive feature window on the staircase allows natural light to flow through the home and creates a striking transition to the upper level.

Occupying the entire top floor, the impressive principal suite provides a private sanctuary away from the main living accommodation. This exceptional space incorporates a generous modern en-suite bathroom and a beautifully proportioned dressing room. Juliet balcony doors frame delightful views across the well-maintained rear garden, while views to the front extend over the private road and surrounding woodland, reinforcing the peaceful and secluded character of the property.

Outside, the rear garden enjoys a desirable south-facing aspect, providing an inviting space to relax, entertain and enjoy the sunshine throughout the day. With no overlooking properties, the garden offers a particularly welcome degree of privacy, complemented by its attractive outlook and established surroundings.

Further benefits include a double garage and ample additional driveway parking, providing excellent provision for family vehicles and visiting guests.

Despite its wonderfully secluded setting, the property remains conveniently positioned for West Malling railway station, which is within walking distance, as well as nearby footpaths leading towards Manor Park and the charming town of West Malling. This combination of accessibility, green surroundings and private living makes the location especially appealing.

Sportsman Cottages is far more than simply a substantial family home; it is a rare opportunity to enjoy a private woodland setting, exceptional space and a genuinely distinctive lifestyle. With its gated entrance, exclusive five-property development, protected ancient woodland surroundings and absence of Kings Hill estate service and management charges, this is a home that stands apart from anything typically available locally.

An outstanding and rarely available home, offering privacy, versatility and a truly special setting, all within easy reach of the amenities and connections of West Malling and Kings Hill.

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.









