



2 Kiln Barn
Kiln Barn Road | East Malling | Kent | ME19 6BQ

Seller Insight

“ When we first found 2 Kiln Barn, it was the size of the rooms and the peaceful location that immediately stood out. It is tucked away, not near a main road, so it feels wonderfully quiet, yet it is still incredibly easy to access. It has always felt like the perfect balance between privacy and convenience.

Since moving in, we have completely refurbished the house and transformed it into a comfortable and contemporary family home. We have updated the flooring throughout, with floorboards and tiling downstairs and new carpet upstairs. We installed a brand new kitchen, modernised the bathrooms and redecorated from top to bottom. Every improvement has been made with care, and the house now feels fresh, welcoming, and ready for someone to move straight in and enjoy.

With generous living spaces throughout, this home has been absolutely brilliant for everyday life and entertaining alike. We have hosted big Christmas gatherings in the living room, including one year when we had 17 of us together across three generations, from children to grandparents. We have celebrated milestone birthdays here too, including an 18th and a 40th.

Upstairs, one of my favourite rooms has always been my son's bedroom. It is sunny and bright, with two windows that fill the space with light. There is something about that room that feels especially happy, and I have always loved spending time in there. I also used to sit in what was the study, watching the resident kestrel out in the field through the window.

In the summer, the garden becomes the heart of the home, with barbecues grilling and guests flowing easily in and out. The outdoor space has been fantastic for children's birthday parties too, with enough space for a bouncy castle and even an inflatable slide. Day to day, one thing I truly miss is the patio outside the living room. It is a real sun trap, and it is beautiful sitting out there listening to the birds singing.

Despite its tranquillity, the location is ideal for commuting, perfectly positioned between two train stations, making travel into London or Maidstone very straightforward. Aylesford retail park is close by, and there are wonderful footpaths and fields nearby for walks. For young families, there are infant and junior schools within walking distance in Ditton. What's more, the neighbours here are amazing, and it is such a welcoming place with a real community feel. We are still in touch with many of them.

This is a truly lovely place to live, characterised by its openness, peace and quiet, and sense of home.*

* 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

2 Kiln Barn

Fine & Country presents this beautifully converted barn, a home that perfectly captures the romance of countryside living while delivering the space and comfort expected of a modern family home. Tucked within an attractive collection of former farm buildings on the edge of East Malling, the setting offers a wonderful sense of calm and privacy yet remains remarkably convenient for everyday life and commuting.

This is a home designed around togetherness. The generous open plan living spaces create a natural hub where daily life unfolds with ease, from relaxed mornings with coffee and sunlight streaming through the windows to lively evenings filled with conversation, celebration, and the simple pleasure of being together. The layout allows each space to flow effortlessly into the next, creating a sociable and versatile environment equally suited to quiet nights in or larger gatherings with family and friends.

The property has been thoughtfully improved over time to create a comfortable and contemporary feel, blending modern touches with the inherent character of the original barn. Exposed structural features sit comfortably alongside updated kitchens and bathrooms, creating an appealing contrast between heritage and modern design. While the home is perfectly liveable and well maintained, there is also clear opportunity for a new owner to introduce their own cosmetic touches and styling to further enhance and personalise the space.

Upstairs, four generous double bedrooms provide peaceful retreats, each enjoying a pleasant outlook and an abundance of natural light. The principal suite offers its own private sanctuary with an ensuite, while the remaining bedrooms are served by a well appointed family bathroom, making the home ideal for growing families or those needing flexible space for guests or home working.





Step outside

2 Kiln Barn

Outside, the wrap around gardens become a natural extension of the living space. During the warmer months, doors open to allow an easy connection between inside and out, perfect for summer barbecues, children's parties on the lawn, or simply enjoying a quiet moment on the terrace listening to birdsong. The size of the plot provides both privacy and freedom, with plenty of space for play, gardening, or entertaining against a backdrop of open countryside.

Practicality is equally well considered, with ample parking and a double garage providing excellent storage and flexibility for hobbies or additional needs.

Despite its peaceful setting, the property enjoys excellent connectivity. Nearby villages and towns provide a good selection of shops, restaurants and schools, while convenient access to road and rail links makes travel towards Maidstone and London straightforward. For those who enjoy the outdoors, surrounding footpaths and open countryside provide endless opportunities for walking and exploring.

Combining the character of a period barn, the comfort of modern upgrades, and a setting that offers both tranquillity and accessibility, this is a home that offers not just space, but a lifestyle, with the added potential to further enhance and add value through sympathetic cosmetic improvement.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Freehold

Council Tax Band F

EPC D

For mobile phone coverage in the area please look online

Superfast Broadband is available at the property - for more information please look online

Drainage is via Sewer Treatment Plant - unknown if compliant - professional advice should be sought

Utilities:- Electric / Mains Water

One neighbouring property has right of way over the drive, maintenance is on an adhoc basis

£750,000



Kiln Barn, Kiln Barn Road, East Malling, West Malling, ME19

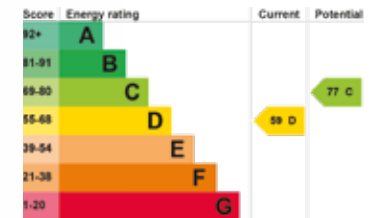
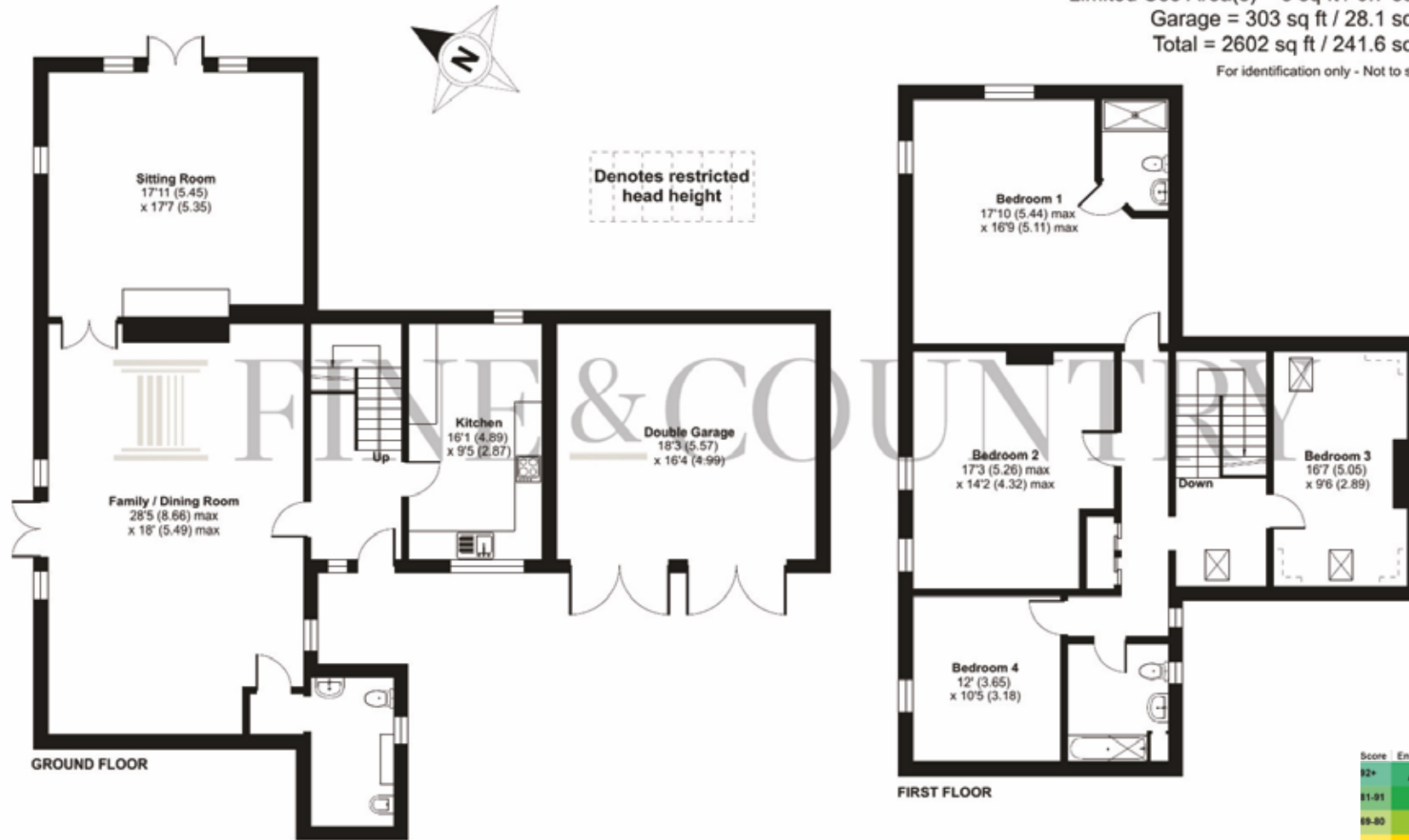
Approximate Area = 2291 sq ft / 212.8 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 2602 sq ft / 241.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Fine & Country (Kent). REF: 1434362

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