



High Street, West Malling, Kent, ME19 6QH
Offers In Excess Of £650,000

****Offered CHAIN FREE****

Found the heart of West Malling High Street, this exquisite Grade II listed Queen Anne character home presents a rare opportunity to own a piece of history while enjoying modern comforts. Spanning an impressive 1,734 square feet, this 2 bedroom attached house features two spacious reception rooms, perfect for both relaxation and entertaining guests. The elegant drawing room, adorned with architectural columns and a feature open fire, is bathed in natural light from three large windows, creating a warm and inviting atmosphere.

The property boasts two well-proportioned double bedrooms, each equipped with modern en-suite shower wet rooms, ensuring privacy and convenience for residents and visitors alike. An additional shower room caters to guests, enhancing the home's functionality.

One of the standout features of this delightful residence is its charming courtyard garden, an idyllic space for outdoor enjoyment and entertaining. The modern kitchen seamlessly connects to the garden through French doors, allowing for a delightful indoor-outdoor living experience, particularly during the summer months.

Storage is abundant, with a magnificent cellar beneath the main drawing room offering potential for further development, subject to planning permissions. A large storage room links the drawing room to the second reception room, providing additional versatility.

The property also includes a workshop within the courtyard garden, which presents further opportunities for development into residential space, alongside private parking on the drive.

This remarkable home, with its rich history and character, is a true gem in a desirable location. It combines the elegance of a bygone era with the comforts of contemporary living, making it an exceptional choice for those seeking a unique residence. Do not miss the chance to make this enchanting property your own.

- **Stunning 2 Bedroom Prestigious Home**
- **Extremely Desirable West Malling Location**
- **Modern Kitchen**
- **Grade II Queen Anne Era Listed Building**
- **Stunning Courtyard Garden**
- **3 Bathrooms**
- **Cellar And Workshop**
- **Stunning Original Features And Fireplaces**
- **Off Street Parking**
- **EPC Rating**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ADDITIONAL INFORMATION

CHAIN FREE

Freehold

Semi Detached House

Council Tax Band E

Gas Central Heating

1 Parking Space

Permit Spaces Close By

EPC Exempt

LOCAL AREA INFORMATION FOR WEST MALLING

The attractive historic high street of West Malling offers a fine selection of day-to-day amenities including boutique shops, bars and restaurants, pharmacy and a Tesco store as well as a mainline train station.

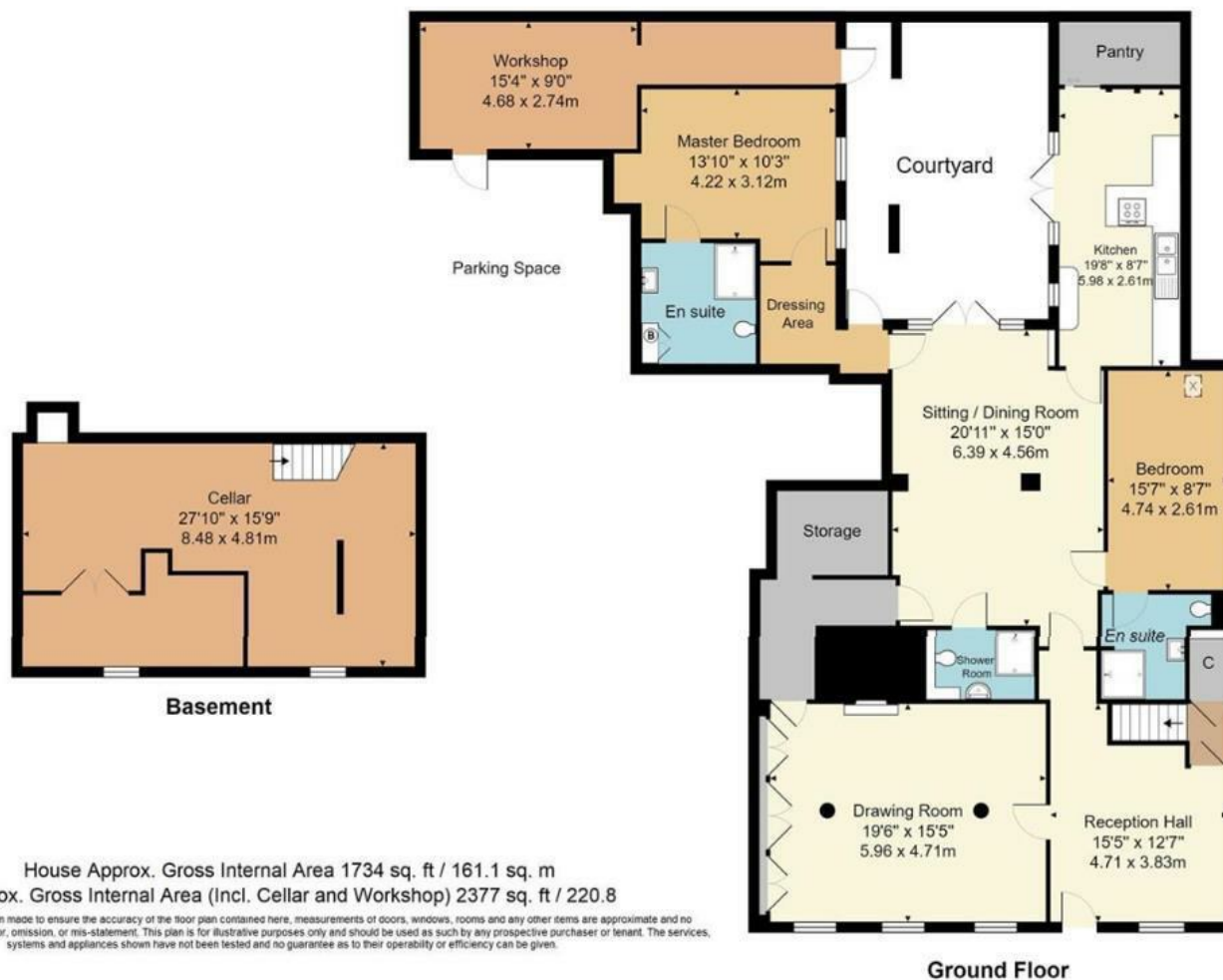
The modern village of Kings Hill is approximately 2 miles away and offers an extensive selection of facilities - particularly outdoor recreation. It has a toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes super markets, shops, cafes, restaurants, 18-hole golf course, David Lloyd health club, sports park, community centre, nature parks and much more.

For additional recreation you have a multitude of offerings within close proximity. Manor Park, Trosley Country Park, Leybourne Lakes are all noteworthy. You have further golf courses at Wrotham Heath and West Malling.

For the commuter Junction 4 of the M20 gives access to the motorway network. West Malling's mainline train station provides services to London Victoria and will commence a direct line to London Charing Cross from 1st December 2022. Nearby Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

For education the immediate area offers a good selection of state primary and secondary schooling together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.





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