



Abbey Gate House
41 Swan Street | West Malling | Kent | ME19 6JU

FINE & COUNTRY

Seller Insight

“Abbey Gate House has been our cherished home since 2020. What first drew us in was the unique character of the property and the magic we felt as soon as we walked through the door. There’s something truly special about it - full of quirks and curiosities - with high ceilings that still manage to feel cosy and welcoming.”

“Since moving in, we’ve lovingly modernised the entire house from top to bottom. It’s been a real passion project. We added the garden annex and an outdoor heated pool to create a wonderfully sociable space that’s been the heart of many happy memories.”

“My favourite room is the master bedroom - it has a calm, luxurious feel, almost like a boutique hotel. I also adore the back lounge, with its inglenook fireplace - it’s the perfect place to watch a film as a family. I like that the house feels incredibly private, despite being right on the high street.”

“The garden is walled which gives a sense of privacy and is low-maintenance. I spend so much time out here - the outdoor kitchen and deck have hosted many gatherings with friends, and it’s become a space for everything from yoga to my children’s dance shows and football games.”

“The house is ideal for entertaining, with a fantastic flow throughout. It’s very much a party home with abundant space for celebrations. We’ve hosted unforgettable events here, including our wedding reception with a live band, pool parties, and evenings around the fire toasting marshmallows. It’s been a joyful family home in every sense.”

“The local community is equally wonderful. While we don’t have direct neighbours, the area is friendly and welcoming. Swan Street itself is vibrant and desirable, full of bustling restaurants and bars. It’s a great location for families - close to everything you might need, yet far enough removed to feel peaceful. Our dog has loved the beautiful nearby walks, and we’ve felt very much at home here.”

“What I’ll miss most is the space - the garden, the pool, and the warm, inviting atmosphere we’ve created. This house has always been full of life and laughter. It truly has been a privilege to live here - a home steeped in history. It has never felt like just a house - more like we were its custodians for a little while. And we’ve loved every moment.”*

* 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

Abbey Gate House

Fine & Country presents Abbey Gate House, a remarkable Grade II Listed home of Georgian elegance and Medieval origin, where timeless architecture meets modern-day refinement. Enjoying a prominent position in the heart of West Malling, this unique residence has been completely reimagined to offer over 3,800 sq ft of versatile living space arranged across four beautifully finished floors.

Steeped in heritage yet updated for contemporary living, the property blends original period features with sophisticated design. Behind its striking Georgian façade, rooms unfold with warmth and character, from exposed Ragstone walls and sash windows to mellow engineered wooden floors and historic fireplaces.

The accommodation flows with ease, offering generous yet comfortable spaces that adapt naturally to family life and entertaining. A welcoming sitting room and a light-filled reception space provide areas to relax and gather, while the open-plan kitchen and breakfast room forms a sociable hub with contemporary styling and plenty of space for everyday living. Across the lower and ground floors, a wine cellar, utility area and a flexible room ideal for a home office or snug complete the layout, with bathrooms conveniently positioned on multiple levels.

Five double bedrooms are arranged across the upper floors, each tastefully styled to reflect the character of the home. Two well-appointed bathrooms serve the bedrooms, finished with quality fittings in keeping with the property's sympathetic restoration.





Step outside

Abbey Gate House

Outside, the garden extends to around 100ft and creates a tranquil, private sanctuary. A gently meandering water feature weaves through the landscape, forming a calming focal point, while wide lawns, soft planting and carefully placed trees offer a beautiful sense of rhythm and serenity. An al fresco dining terrace and timber-framed structure add charm and function beside the pool, creating a true lifestyle setting for relaxing or entertaining.

Nestled within the grounds, a beautifully finished studio annex provides a self-contained retreat, perfect for working from home, creative pursuits, therapeutic use or occasional guests. Its versatility adds yet another dimension to this thoughtfully designed home.

To the front, secure electric gates open onto an extensive brick-paved driveway, offering a rare and desirable private parking arrangement in such a central and sought-after location.

West Malling is an award-winning, family-friendly market town, known for its rich history, welcoming community and excellent transport links. The high street offers an eclectic mix of boutique shops, artisan coffee houses, independent restaurants and a traditional public house, while the train station is within walking distance and the M20 motorway is just minutes away. An excellent choice of schools, both state and independent, are within easy reach.

A home of history, heart and harmony, Abbey Gate House offers a rare opportunity to enjoy period charm and contemporary living in equal measure, all within one of Kent's most characterful town settings.

Freehold

Council Tax Band G

EPC Rating D

For mobile phone coverage in the area please look online

Ultrafast & Superfast Broadband is available at the property

Grade II Listed

Property is in a conservation area

Utilities: - Electric / Gas / Mains Water / Mains Drainage / Phone / Broadband



Guide price £1,650,000

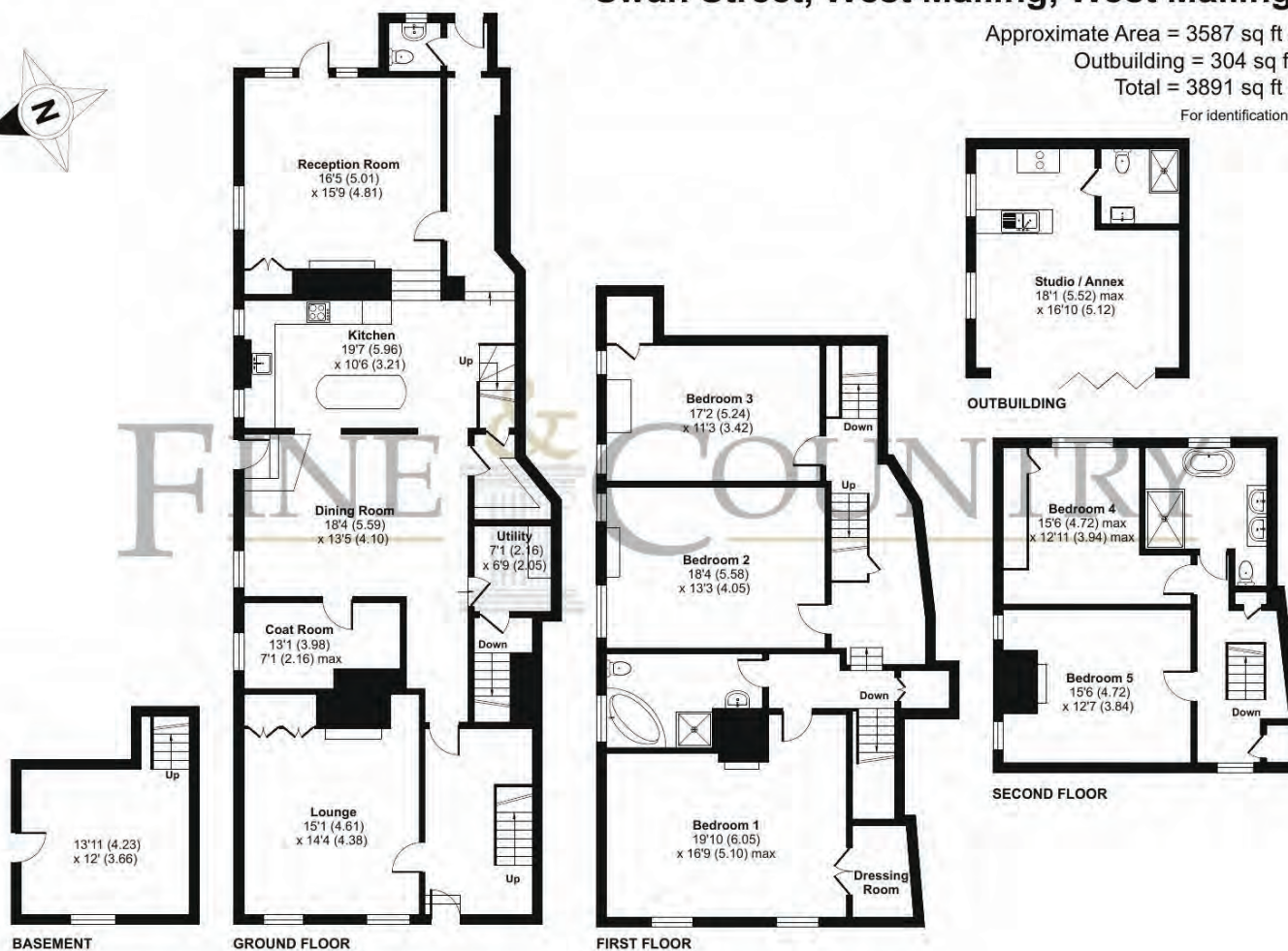
Swan Street, West Malling, West Malling, ME19

Approximate Area = 3587 sq ft / 333.2 sq m

Outbuilding = 304 sq ft / 28.2 sq m

Total = 3891 sq ft / 361.4 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). © nchecon 2025. Produced for Fine & Country (Kent). REF: 1330921

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 26.08.2025



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