


5 Sweets Lane
East Malling | West Malling | Kent | ME19 6JF

FINE & COUNTRY

# Seller Insight

*We visited 5 Sweets Lane in late Spring and were immediately taken by its beautiful, picturesque presence, especially at this time of year when the garden is in full bloom. It felt like a picture book example of a detached Edwardian home, tucked away along a peaceful lane, with a rare sense of space and calm from the moment you arrive.*

*We have enjoyed the house as a growing family home with two young children and plenty of space for everyone. During our time here we have modernised and opened up the kitchen to create a kitchen breakfast space that we enjoy each and every day. We also love the triple aspect lounge, which opens directly onto the garden and fills the space with light.*

*It has been a great home for entertaining, from hosting university friends in gatherings of 40–50 people across the house and garden, to relaxed afternoons with the children's friends running between indoors and out. The large patio has been central, providing a flow between inside and outside living with plenty of space for everyone to gather.*

*The garden has been transformed. We cleared and reshaped it, creating a children's playground, reclaiming the back area and laying it to lawn with planting and trees. A rose-covered seating area offers a picturesque spot, while the enclosed nature of the garden makes it perfect for our dog. It is now low maintenance, and a peaceful extension of the home.*

*The setting offers the best of both worlds, with peace and quiet, views of nearby woodland from the front of the house, yet moments from connections. We are a minute or two in the car from East Malling railway station and close to West Malling, making commuting easy while still feeling tucked away. Excellent dog walks locally give a sense of countryside living without compromise.*

* 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.








SAVE
WATER
DRINK
WINE





# Step inside

## 5 Sweets Lane

Fine & Country are delighted to present this distinguished detached Edwardian residence, a beautifully balanced double fronted home adorned with wisteria and showcasing the timeless architectural elegance synonymous with the period. Occupying a peaceful position within the historic village of East Malling, this handsome family home combines character, space and versatility in equal measure, all within easy reach of excellent amenities and transport connections.
Stepping inside, the accommodation unfolds through a flowing and adaptable configuration, where elegant contemporary interiors sit comfortably alongside an abundance of original features. Thoughtfully extended and remodelled, the property offers an excellent balance of formal and informal living spaces, perfectly suited to modern family life and entertaining alike.

At the heart of the home lies the impressive kitchen and breakfast room, a sociable space designed for modern living. Timeless shaker cabinetry is paired with quartz work surfaces and a range of desirable integrated appliances, providing both practicality and style. French doors open directly onto the rear terrace, creating a seamless connection between inside and out and establishing the room as a natural hub for family life, relaxed dining and entertaining.

The adjoining dining room enjoys the character of a prominent bay window, whilst a fireplace incorporating a log burning stove provides a charming focal point and an inviting setting for both everyday meals and special occasions.

The principal reception room is particularly impressive, a generously proportioned triple aspect space flooded with natural light throughout the day. French doors open directly onto the garden, creating a wonderful retreat from which to enjoy the surrounding grounds. A further reception room, currently arranged as a snug, offers a cosy and intimate space enhanced by an imposing feature fireplace and attractive bay window. An additional reception room provides excellent versatility and could equally serve as a family room, playroom or home office. A cloakroom completes the ground floor accommodation.

To the first floor, five well proportioned bedrooms provide comfortable accommodation for growing families. The principal bedroom benefits from an en suite shower room, whilst the remaining four double bedrooms are served by a well appointed family bathroom. Fitted wardrobes provide practical storage to four of the five bedrooms.













# Step outside

## 5 Sweets Lane

Outside, the property continues to impress. A substantial stone sun terrace extends across the rear of the house, providing the perfect setting for al fresco dining, summer entertaining and relaxed evenings with family and friends. Beyond, an expansive lawn is framed by mature specimen trees and established planting, creating a private and picturesque backdrop. A charming rose covered seating area offers a peaceful spot to enjoy the garden, whilst the generous proportions of the grounds provide ample space for recreation and outdoor enjoyment. The enclosed nature of the garden is particularly appealing for families and pet owners alike, and a large shed provides useful storage for garden equipment and outdoor essentials.

To the front, a timber framed car port is complemented by a generous driveway providing parking for numerous vehicles.

Occupying a desirable position within the historic village of East Malling, the property enjoys the benefits of a well-connected yet distinctly community focused setting. Local amenities include a traditional public house, café and village shops, whilst the neighbouring market town of West Malling offers an excellent selection of independent boutiques, restaurants, cafés, and everyday conveniences along its vibrant High Street.

The area is particularly popular with families, thanks to a choice of well-regarded primary and secondary schools, alongside highly sought after grammar schools in Maidstone, Tonbridge, and Tunbridge Wells. A number of respected independent schools can also be found within Sevenoaks, Maidstone, Rochester, and Tonbridge. For commuters, East Malling railway station is within comfortable walking distance, providing direct services to London Victoria, whilst Junction 4 of the M20 offers convenient access to London, the wider motorway network, and the Kent coastline. Surrounded by attractive countryside and woodland walks, the location successfully combines village charm, excellent connectivity, and an enviable quality of life.

Freehold
Council Tax Band G
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 / Mains Water / Mains Drainage / Cable TV or Satellite/ Phone / Broadband / Oil

*Guide price* £1,100,000 - £1,200,000





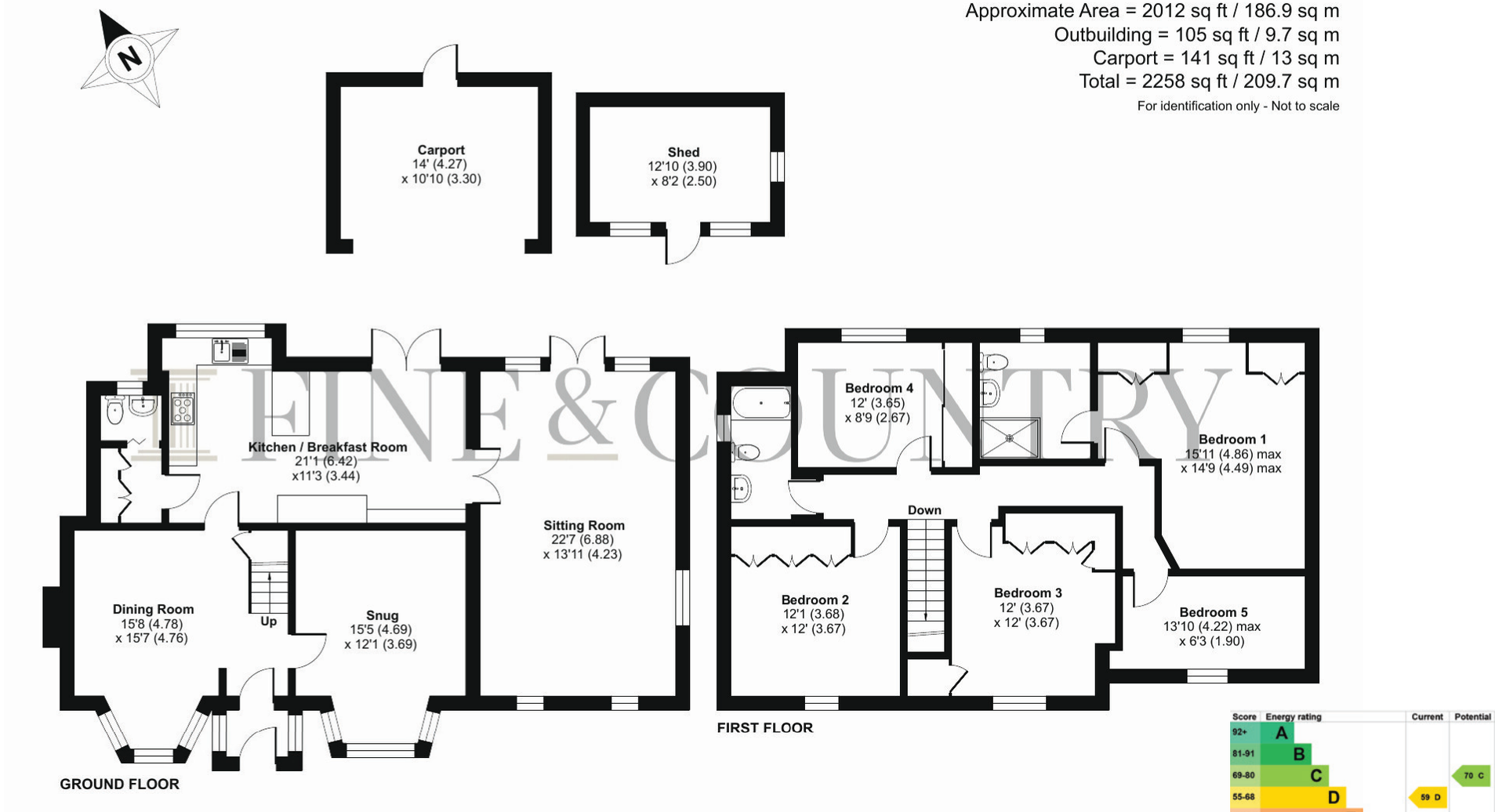






# Sweets Lane, East Malling, West Malling, ME19

Approximate Area = 2012 sq ft / 186.9 sq m
Outbuilding = 105 sq ft / 9.7 sq m
Carport = 141 sq ft / 13 sq m
Total = 2258 sq ft / 209.7 sq m
For identification only - Not to scale




FINE & COUNTRY




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: 1459088

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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 © 2026 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 25.06.2026

FINE & COUNTRY

Fine & Country Maidstone, Malling and The Weald
Tel: +44 (0)1732 222272
westmalling@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C113442

CELEBRATING 25 ICONIC YEARS
2001 2026

F&C