



4A Orwell Spike  
West Malling | Kent | ME19 4PB

FINE & COUNTRY



# Seller Insight

“4A Orwell Spike has been our home since 2022. What initially drew us in was the location - we've always loved West Malling, with its charm, community spirit, and quintessential village feel. At the time, both our daughters were attending grammar schools, and this area is renowned for its excellent education options, making it the perfect place for our family.”

“We poured our hearts into transforming the house into our dream home. Every detail has been carefully considered and designed by us. We chose a high-spec finish throughout, creating a light-filled, open-plan space - it has been a joy to live here.”

“Our favourite space is the kitchen and living area. It's wonderfully sociable, with bi-fold doors that create a seamless connection between indoors and out, a 3-metre island, a media wall, and generous seating make this space ideal for gatherings. A roof lantern floods the area with natural light, and it's where friends and family always gravitate.”

“We installed floating stairs to enhance the flow of light throughout the home, and the top floor features a balcony - another considered touch to maximise brightness and the feeling of space.”

“The garden is designed for easy upkeep, with a large terrace and a gazebo - perfect for summer barbecues and year-round entertaining. It's incredibly peaceful and not overlooked, nestled at the end of a private cul-de-sac, offering complete privacy. Electric gates open to ample parking for six to eight cars - which is ideal when hosting. The ambient lighting throughout the outdoor space sets a welcoming tone as you arrive home, with coordinated lighting extending along the driveway.”

“Entertaining here has been an absolute pleasure. The flow of the downstairs space means there's room for everyone without ever feeling crowded. At Christmas, it's especially magical - we usually have two trees, one in the kitchen and another in the lounge, and the house just comes alive.”

“The village is full of life - with fantastic restaurants, bistros, and a strong sense of belonging. Nearby Offham hosts wonderful local events, and the David Lloyd leisure centre is close by. There are plenty of green spaces and walking routes, making it a lovely and safe environment for family life. For us, it offered the best of all worlds - a peaceful haven that's still close to major roads, airports, and even the coast. We often go to the beach twice a week - there are so many beautiful options nearby, we're truly spoilt for choice.”

“What we'll miss most is the sense of community. We've lived in the village since 1997 and have always felt incredibly lucky to call it home. Orwell Spike, in particular, is such a sought-after spot - people rarely leave, which says everything about the area. While it's time for our next chapter, we hope that another family will enjoy it as much as we have.”\*

\* 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

## 4A Orwell Spike

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Fine & Country proudly presents this exceptional gated residence of nearly 4000 sq. ft., nestled within the prestigious Orwell Spike, one of West Malling's most desirable private roads. Completed in 2022, this imposing home offers elegant contemporary interiors, beautifully curated spaces and inspired architectural design, just moments from the historic and vibrant heart of the award-winning market town of West Malling.

Set behind secure electric gates, the property enjoys a private setting with substantial parking and an integrated oversized 1.5 garage. The handsome exterior gives way to a spectacular vaulted entrance hall, where light pours in and a statement staircase rises, an architectural centrepiece that sets the tone for the scale and sophistication found throughout.

Inside, the seamless flow between spaces is immediately apparent. Every room has been thoughtfully designed, combining generous proportions with a natural rhythm and a real sense of sanctuary. Rustic Oak flooring and rich carpeting create a balance of warmth and contrast, while carefully layered lighting and natural materials enhance the overall ambience.

The formal living room is calm and inviting, centred around a traditionally styled, gas log burner, a timeless focal point for cooler months. To the rear, the open-plan kitchen, dining and family room is the heart of the home, expansive and filled with light, thanks to twin roof lanterns and oversized sliding doors that open directly onto the garden. A bespoke media wall with integrated contemporary fireplace adds style and function, while the sleek, contemporary kitchen delivers both performance and polish. The dining area sits perfectly within the space, ideal for family meals or relaxed entertaining.

Everyday practicality is catered for with a separate utility room, cloakroom, and extensive fitted storage. A dedicated study provides a peaceful workspace, positioned away from the main living areas.

The first-floor hosts four beautifully proportioned bedrooms. The principal suite is a luxurious retreat, complete with dressing room and a spa-style en suite with a walk-in shower and freestanding bath. Bedroom two benefits from its own en suite, while the remaining bedrooms are served by a stylish family bathroom, luxurious in finish and generous in scale.

The second floor is home to a full guest suite, a private, light-filled space complete with en suite, extensive fitted wardrobes and its own balcony. A perfect sanctuary for visitors or extended family, it offers calm and privacy with elevated views over the grounds.









# Step outside

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Outside, the garden is every bit as impressive as the interior, a carefully designed and beautifully executed outdoor space that offers year-round appeal. A wide wrap-around stone terrace flows seamlessly from the house, opening onto a fine level lawn framed by mature specimen trees that create privacy and seasonal interest. A pond forms an attractive focal point, while the large cedar-framed gazebo is perfectly positioned for relaxing, dining, or simply enjoying a glass of wine as the sun sets. A variety of seating areas offer places to pause, unwind, or entertain, making the garden a true extension of the living space.

## Location

Orwell Spike sits discreetly within walking distance of the centre of West Malling, a celebrated market town known for its Georgian charm, award-winning eateries, boutique shops and strong sense of community. Mainline rail links provide regular services to London, while the nearby M20 and M26 connect easily to wider Kent and beyond. An excellent choice of schools, both state and independent, are within easy reach, alongside acres of countryside and open space.

## Freehold

Council Tax Band G

EPC Rating B

For mobile phone coverage in the area please look online

Superfast & Standard Broadband is available at the property, for more information please look online

Utilities:- Electric / LPG / Mains Water / Mains Drainage / Telephone / Broadband

*Guide price* £1,450,000 – £1,550,000





# Orwell Spike, West Malling, ME19

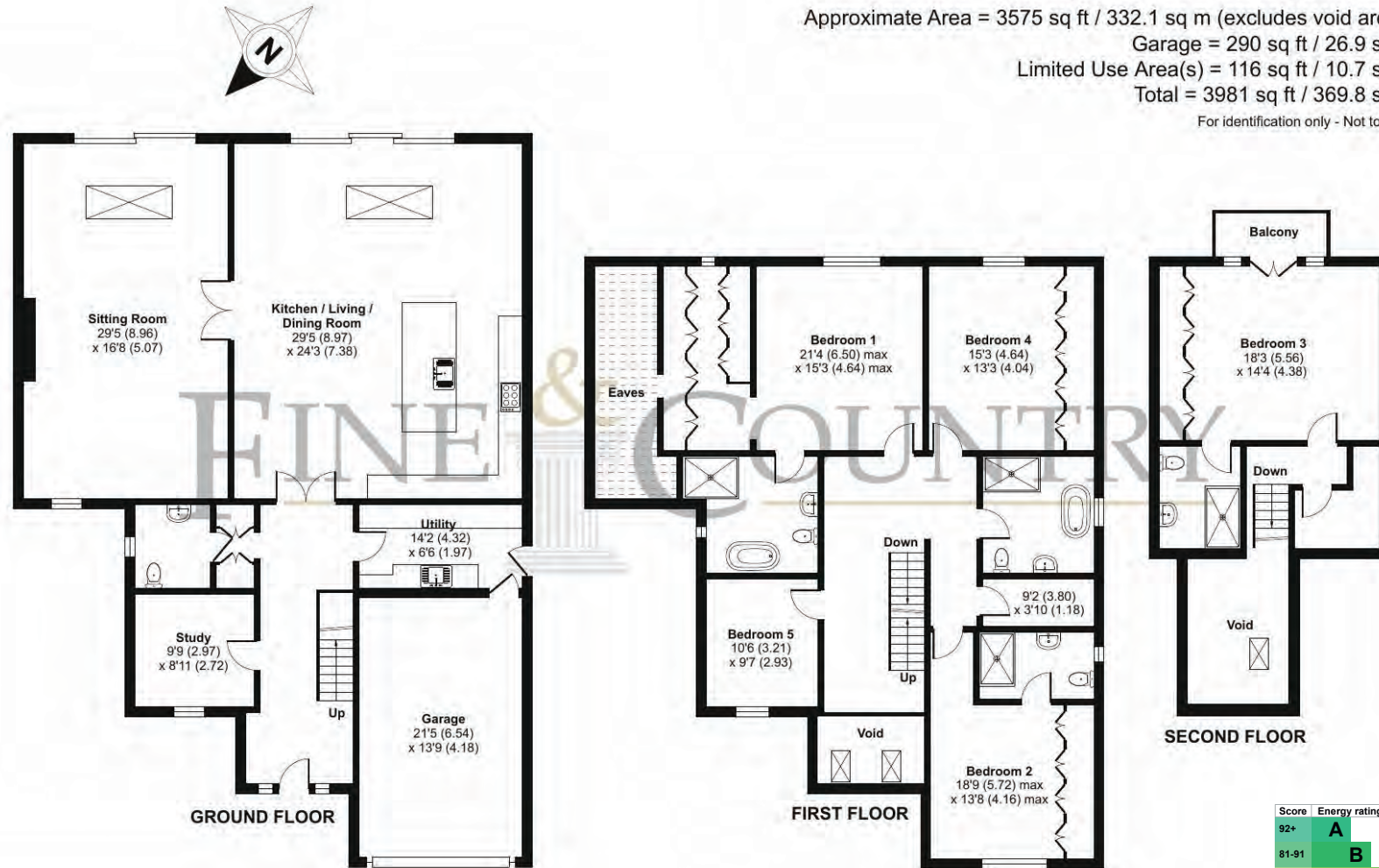
Approximate Area = 3575 sq ft / 332.1 sq m (excludes void areas)

Garage = 290 sq ft / 26.9 sq m

Limited Use Area(s) = 116 sq ft / 10.7 sq m

Total = 3981 sq ft / 369.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

