



Greenview
London Road | Addington | West Malling | Kent | ME19 5PL

SELLER INSIGHT

“ Greenview has been our home since 2017. What first drew us to the house was the space it offered for our family and how perfectly it suited our needs. From the moment we viewed it, it simply ticked all the boxes.

Since moving in, we have fully modernised the property. It was very much a family effort, with everyone mucking in, and it became a truly exciting project to complete together. Some of our fondest memories are from that time - evenings spent with takeaways in an unfinished house, slowly turning it into our home.

One of the standout features of the house is the kitchen, where we created a retro room styled as an American diner. It is something we absolutely love and are incredibly proud of. When we hosted our first party after moving in, guests even filmed it as they had never seen anything like it before.

My favourite room in the house is the front lounge. It is beautifully spacious and comes into its own at Christmas, providing the perfect setting for family gatherings.

The garden is elevated and laid out over several levels, with steps leading up to different areas. We have spent countless hours here as a family, enjoying barbecues, bonfires and evenings in the hot tub. As my husband was a landscape gardener, the garden has been lovingly designed and maintained and is stunning in the summer months.

At the front of the house, a roundabout and fountain allow for ample parking and create a wonderful first impression. The addition of outdoor lighting has also transformed the house in the evenings, making it look especially welcoming.

Greenview is an ideal home for entertaining, something we have loved doing for over 30 years. It has hosted many celebrations from Halloween parties to New Year gatherings and everything in between. With a 30-foot front room, the space is perfect for bringing people together. Many special moments have been captured over the years, including aerial drone footage filmed and edited by my son, which we will always treasure.

The local community is another aspect of Greenview that we will miss greatly. With a garage and local shops within walking distance and genuinely lovely neighbours, it is a place where people truly look out for one another. My son even helps to maintain a neighbour's garden, which speaks volumes about the bond shared within the community.

What I will miss most is the social nature of the house - the constant coming and going of family and friends and the joy it brings. Greenview has been a welcoming home to many, and while we will take that spirit with us wherever we go, the beautiful garden and the memories created here will be greatly missed.”

* These comments are the personal views of the current owner 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

Greenview

Fine & Country are delighted to present Greenview, an impressive five-bedroom detached family residence with a beautifully detailed one-bedroom self-contained annexe, set well back from the road, and approached via electrically operated wrought iron gates and a sweeping carriage driveway. From the very first glimpse, the sense of space, privacy and occasion is unmistakable.

The house sits comfortably within its plot, framed by manicured lawns and mature planting, with a circular driveway and central water feature creating a memorable arrival. Thoughtfully placed exterior lighting enhances the architecture at dusk, lending a warm and welcoming glow that hints at the lifestyle within.

Inside, the accommodation is generous, light filled and elegant, designed to adapt effortlessly to modern family life while retaining a refined sense of occasion. Contemporary interiors flow beautifully from room to room, creating a home that is as suited to entertaining as it is to everyday living. The palatial main reception room stretches to an impressive scale, with French doors opening directly onto the gardens, a defined dining area for more formal occasions and a relaxed snug beyond, perfect for quieter moments. This is a space that comes into its own when hosting, whether for festive gatherings or lively celebrations with friends and family.

At the heart of the home lies the stylish fitted kitchen and breakfast room, a sociable and characterful space inspired by an American diner aesthetic, created with real flair and individuality. It is a room that naturally draws people together and has been the backdrop to countless memorable occasions. A separate utility room provides practical convenience, while a ground floor bedroom and additional facilities offer excellent flexibility for guests, extended family or multi-generational living.

The first floor is arranged around a central landing, with four further bedrooms thoughtfully laid out. The principal suite is a particular highlight, featuring a luxurious en suite bathroom complete with a roll top bath, creating a private sanctuary at the end of the day. The remaining bedrooms are served by a well-appointed family bathroom, each room enjoying its own outlook and sense of calm.

Complementing the main house is a detached one-bedroom annexe arranged over two levels. Self-contained and beautifully presented, it offers superb versatility, ideal for independent family members, visiting guests, home working, or income potential, while still feeling connected to the main residence.





STEP OUTSIDE

The gardens are a true labour of love and form an integral part of the Greenview lifestyle. Elevated and arranged over several levels, they have been carefully landscaped with an expert hand, featuring sweeping lawns, meandering pathways, mature specimen trees forming natural boundaries and an abundance of well stocked flower beds that provide colour and interest throughout the seasons. There are areas for entertaining, quiet corners for reflection and ample space for family enjoyment, from summer barbecues to evenings gathered around a fire or beneath the stars. Three substantial sheds provide excellent storage, supporting both practical needs and outdoor pursuits.

Set back from the main road and beyond electronically operated wrought iron gates, this home enjoys the best of both worlds, combining the feel of country living with excellent road and rail connections. The award-winning market town of West Malling is within walking distance, offering boutique shops, cafés, a country park, and a variety of highly regarded restaurants. West Malling station provides direct services to London in under an hour, while the M20 is easily accessible via junctions 3 and 4. A wide selection of primary schools, state and grammar schools, private education options and the David Lloyd fitness centre at Kings Hill are all close at hand.

Greenview is a home that has been loved, modernised and enjoyed, a place designed for togetherness, celebration, and easy living. An exceptional opportunity to acquire a substantial and versatile family residence in one of Kent's most sought-after locations. Viewings are highly recommended to fully appreciate the space, setting and spirit this remarkable home has to offer.

Freehold | Council Tax Band G | EPC Rating C

For mobile phone coverage at the property please look online

Superfast Broadband is available at the property

Utilities: Electric | Gas | Mains Water | Mains Drainage | Cable TV or Satellite | Phone | Broadband

Guide price £1,250,000 - £1,350,000



Greenview, London Road, Addington, West Malling, ME19

Approximate Area = 2288 sq ft / 212.5 sq m

Limited Use Area(s) = 203 sq ft / 18.8 sq m

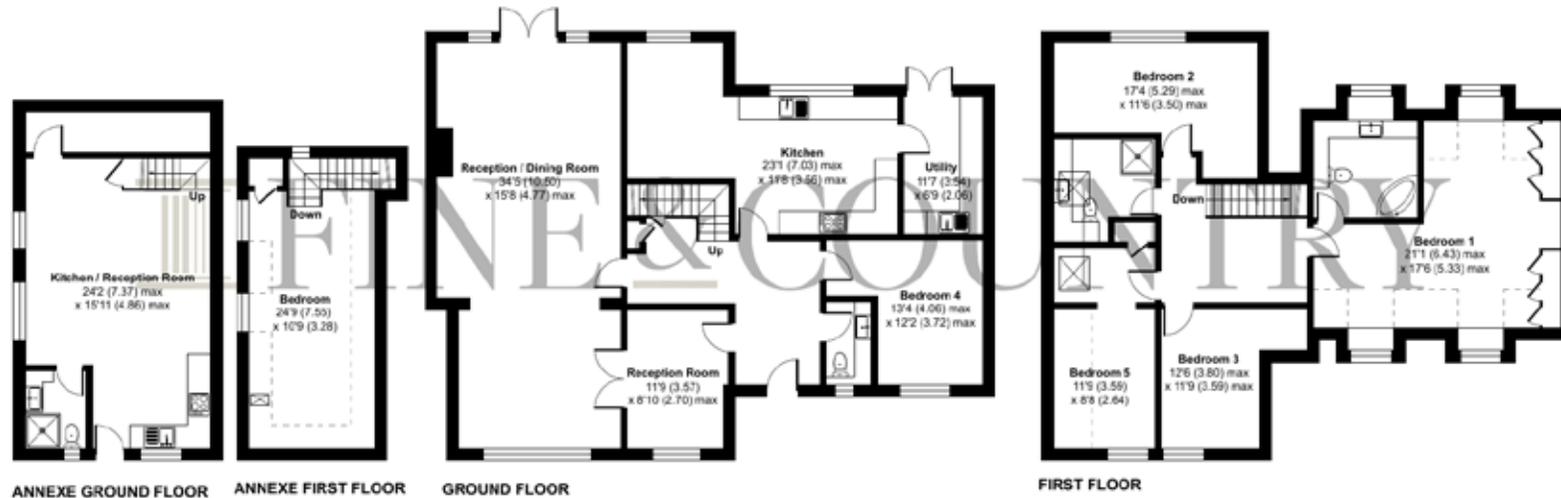
Annexes = 632 sq ft / 58.7 sq m

Total = 3123 sq ft / 290 sq m

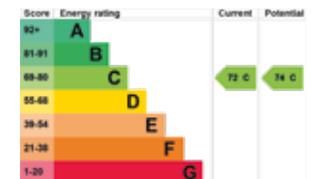
For identification only - Not to scale



Denotes restricted head height



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: 1394551



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 05.02.2026



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