Knight Frank

# CASA BELINDA

West Malling, ME19

# DETACHED HOME INCLUDING TWO BEDROOM ANNEXE

A substantial detached family home extending to 4,868 sq ft, complete with a self-contained two-bedroom annexe and south-west facing garden, perfectly suited to versatile, multigenerational living.

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Local Authority: Tonbridge & Malling Borough Council

Council Tax band: G

Tenure: Freehold

# THE PROPERTY

Set along a private lane, this exceptional residence offers versatile accommodation ideal for modern family living. The house benefits from underfloor heating throughout the ground floor as well as Solar Panels.

The reception rooms provide both formal and informal spaces, including a striking sitting room with an inglenook fireplace with wood burning stove and bi-fold doors onto the garden. The impressive kitchen with walk in larder flows seamlessly into a light-filled orangery and adjoining family room with cosy woodburner, creating a superb open-plan hub. Practical features include a ground floor study, cloakroom and utility room. A further reception room offers flexibility, either as part of the main house or integrated into the annexe, and could also serve as a ground-floor bedroom with access to a shower room with contemporary shower with step free access.

# ACCOMMODATION

Upstairs, the main landing leads to two well-proportioned bedrooms on one side of the house, one with an en suite and the other served by a family bathroom. The principal bedroom suite on the other side can also be accessed via a secondary staircase, discreetly accessed via the larder. The principal suite provides an impressive retreat, complete with dressing room and a luxurious en suite featuring double basins, walk-in shower and bath. Additionally on this floor is an additional bedroom with ensuite and a conveniently positioned laundry room.

A key highlight is the integrated two-bedroom annexe, with its own private entrance yet connected internally to the main house, it offers independence without compromise. The accommodation includes an entrance lobby, level access shower room and a stylish open-plan living, kitchen and dining space with bi-fold doors opening onto a private garden area. Upstairs are two double bedrooms and a bathroom, creating a self-contained living environment. This could easily be incorporated into the main house if desired or alternatively with its own services, it offers an opportuntity to generate a rental income.

# Casa Belinda, West Malling

Approximate Gross Internal Area = 454.6 sq m / 4893 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304019)

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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