18 Douces Manor
St. Leonards Street | West Malling | Kent | ME19 6UB

FINE & COUNTRY

# SELLER INSIGHT

*One of an exclusive compact development of qualitative, three storey, spacious and thoughtfully designed mews cottages which enjoy a truly special setting within the historic grounds of Douces Manor. Completed in 2006, the cottages were built on land where the original manor stables once stood, blending period character with modern, practical living. Since construction, No. 18 has been a much loved and treasured home for its present owner.*

*Incredibly spacious, welcoming and well laid out, the property is arranged over three floors, each with a distinct and purposeful function. Day to day living takes place on the ground floor which provides generous and practical accommodation - Ideal both for everyday life and entertaining. The layout feels open and inviting, creating a natural hub for the home.*

*The first floor is dedicated to the main bedroom accommodation, offering calm and comfortable private spaces. One of the bedrooms benefits from its access onto a small terrace overlooking adjoining meadowland – a delightful spot on which to enjoy peaceful morning coffee whilst taking in its rural outlook. The connection to the surrounding landscape adds a wonderful sense of tranquillity and space.*

*The upper floor provides further versatile accommodation and amenities, which have proved ideal when friends and family come to stay. Whether used as an additional bedroom, a guest suite, or flexible living space, this floor adds to the practicality and adaptability of this home.*

*Beyond the cottage itself, the development enjoys a warm and sociable community atmosphere, informal coffee morning and al fresco invitations are often the norm, complemented by access to the wide open space of the original manor grounds – a rare and valuable feature.*

*West Malling, easily reached on foot offers a wide range of amenities including independent shops, cafes, wine bars and restaurants, along with a mainline station providing quick and convenient journeys into London. Maidstone is close by, as is Le Shuttle for travel to the Continent. The surrounding countryside is particularly appealing and, with excellent road connections, exploring this special location – including nearby coastal destinations, is a delight*

*The owner has been extremely happy here but, for family reasons, is now moving to another part of the country. As she says farewell to this special home and delightful location, she does so knowing that whoever chooses to live here will be warmly welcomed and will enjoy a life that is both contented and enriched.**

* 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.

Fine & Country are delighted to present 18 Douces Manor, an exceedingly charming mews residence forming part of an exclusive collection set within the historic grounds of Douces Manor. Approached via a sweeping, tree lined driveway and secure wrought iron gates, the development sits within approximately twelve acres of beautifully manicured communal gardens and parkland, just a short walk from the heart of West Malling.

Constructed in 2006 on the footprint of the original manor stables, the property combines classical proportions with modern practicality. Arranged over three floors and extending to nearly 3,000 square feet, the accommodation is both generous and versatile, offering a rare balance of space, setting and community.

Positioned within an attractive semi circle overlooking a central courtyard, the home also benefits from a private rear terrace accessed from the dining room, ideal for al fresco dining. Beyond, residents enjoy landscaped lawns, rose gardens and open parkland, creating a setting that feels both elegant and restorative.

The ground floor is thoughtfully arranged for everyday living and entertaining alike. A welcoming entrance hall leads to a contemporary shaker style kitchen with separate utility room. Three reception rooms provide flexibility and flow, comprising a formal dining room with French doors to the patio, a family room also opening onto the terrace, and a beautifully proportioned sitting room with doors to the courtyard garden. Glazed double doors allow the spaces to be opened for gatherings or closed for quieter moments. A cloakroom completes the floor.

The first floor is dedicated to restful bedroom accommodation, with three generous double bedrooms, all with fitted wardrobes. One of two potential primary suites is located here, complete with a luxurious en suite and doors opening onto a balcony overlooking the manicured courtyard. A discreet nook off the landing offers a charming reading spot with elevated views. Bedroom four features a Juliet balcony and is served by a family shower room with Jack and Jill access to bedroom three.

Occupying the entire second floor, the principal suite provides a palatial retreat with fitted wardrobes, en suite facilities and a large walk in airing cupboard. This level is equally suited as a guest suite, gym, cinema room or home office, offering valuable adaptability.

Residents enjoy exclusive access to an ornate communal orangery for private functions and gatherings, while the extensive lawns foster a warm and sociable atmosphere. A unique heritage feature of the estate is The Twitch, located within the Manor House basement, once a wartime billet for RAF West Malling airmen and now opened to the public on select days each year.

The property benefits from designated resident parking, ample visitor spaces, and a generously sized single garage en bloc with electric door, power and storage above.

West Malling offers an excellent selection of independent boutiques, restaurants, cafes, country style pubs and wine bars, alongside everyday amenities, a popular monthly farmers market and a mainline station with direct services to London. Excellent road links via the M20, M2, M26 and M25 further enhance accessibility.

A rare opportunity to secure a substantial and beautifully arranged home within one of Kent's most distinctive and cherished settings.

Please note, a restriction prevents residents below the age of 16 from full time occupancy

Leasehold-Share of Freehold

999 year lease commenced 01/01/2006

Council Tax Band G

EPC Rating B

For mobile phone coverage in the area please look online

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

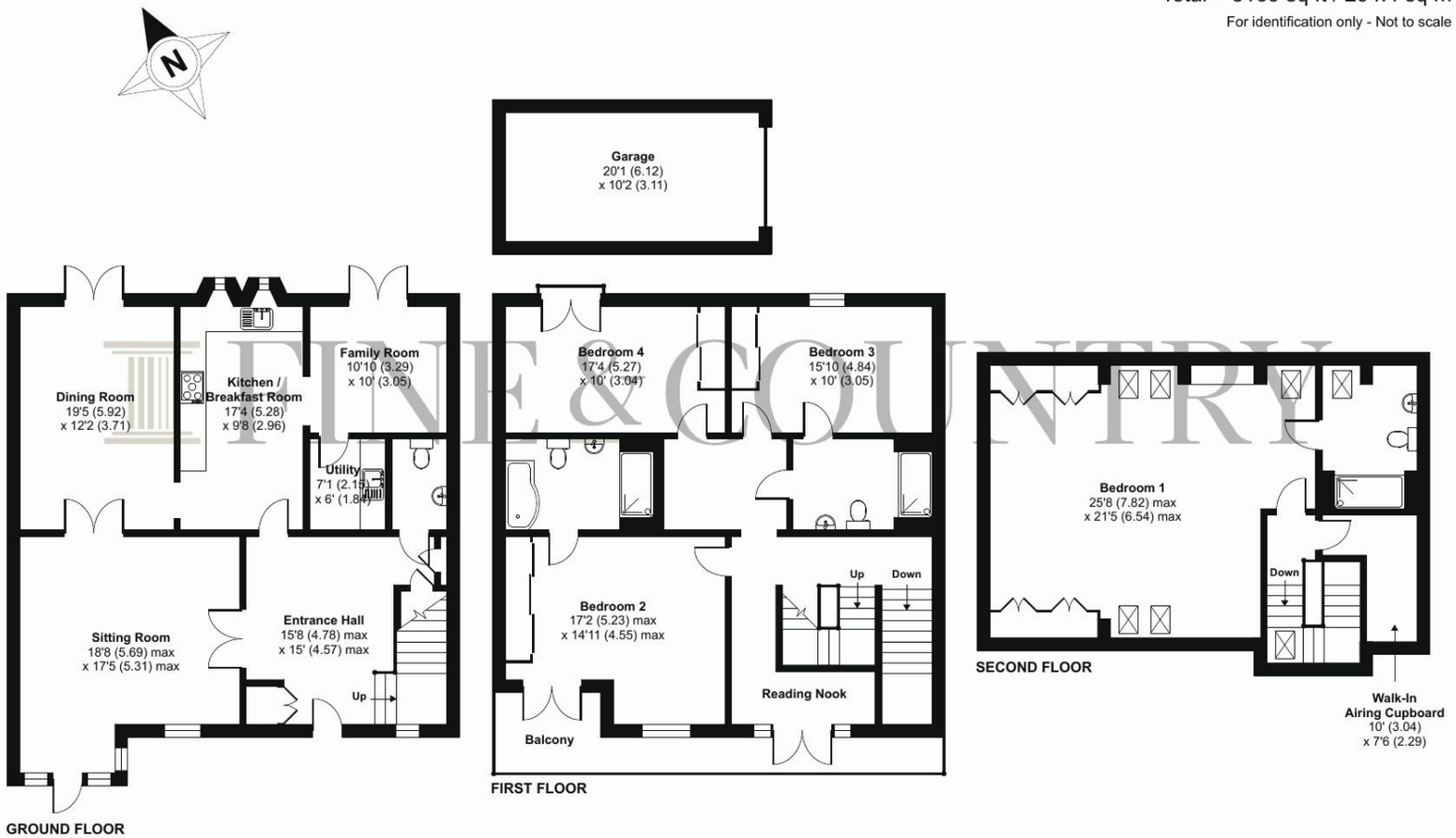
Utilities:- Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

Annual Service charge £7,174.12

*Guide price* £750,000 - £775,000

# Douces Manor, St. Leonards Street, West Malling, ME19

Approximate Area = 2966 sq ft / 275.5 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 3169 sq ft / 294.4 sq m
For identification only - Not to scale

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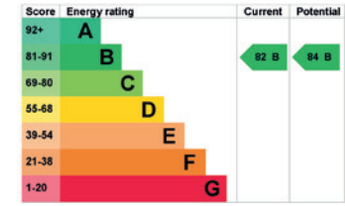


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