

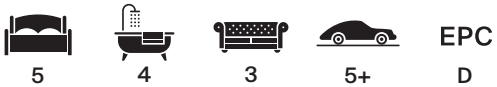
St. Leonards Street, West Malling, Kent





St. Leonards Street, West Malling, Kent

A beautifully updated family home with south facing garden and swimming pool, located in the popular market town of West Malling.



Tenure: Available freehold

Local authority: Tonbridge & Malling Borough Council

Council tax band: G







The Property

Located within walking distance of the high street in West Malling this excellent family home has been extended from its original cottage layout to give a fine balance of living and entertaining space complimented by a well tended and mature south facing garden with swimming pool.

The house is accessed off St. Leonards Street through electric gates and gives a good amount of off street parking with ample screening from the road and neighbours.

The house is entered through a ground floor hallway which acts as a hub to the house. Good storage and a guest WC run immediately off the hallway. At the westerly side of the house, with sliding doors to the garden, sits a bespoke kitchen with excellent central island. Built in hand-painted oak in 2019, the kitchen provides a wide range of units and appliances including a large larder cupboard, integrated under counter dishwasher and fridge, space for a large fridge/freezer and range cooker together with a belfast sink with Quooker hot water tap. Sliding doors open out onto a south facing patio, perfect for al fresco dining and entertaining. Planning permission has been granted for an extension to the rear of the kitchen linking the living room and kitchen and including a basement area. The house benefits from double glazing throughout.

On the south side of the house (with french doors out to the patio) sits the family living room with wooden floors, double glazing and feature fireplace with log burner. On the other side of the entrance hallway sits a large study room. On the east side of the house, and with its own access out to the south facing garden, is found a large family room (with independent heating control) - ideal for nursery, playroom, arts room, teenage room or family snug. A utility room then leads through to a large storage room (originally the property's garage) which completes the ensemble of ground floor accommodation.

The First Floor

The staircase in the middle of the house opens out into a central first floor landing which gives access to the property's five bedrooms. A principle suite (with south facing windows overlooking the garden, custom made superking bed surround and fully fitted oak wardrobes and dressing table) occupies the western side of the house with a wide range of built in storage with an en suite bathroom with his and hers sinks and separate shower.

At the eastern side of the house a pair of well sized double bedrooms (one with built in desk and storage units) both enjoy their own en suite facilities whilst a large south facing bedroom (with excellent built in storage and additional westerly aspect) and a smaller fifth bedroom share a modern bathroom/shower room in the middle of the house.





The Garden

The garden heads south from the house enjoying excellent all-day round sunshine. The patio stretches the width of the house and is set to stone paving with access from the kitchen and family room together with a side access to the front drive way and parking area.

A selection of mature trees and plantings abound together with an original WWII air raid shelter. Various seating spots make the most of the garden's aspect whilst enjoying excellent privacy from neighbours. The garden has been fitted with a wide range of lighting and wiring for garden rock speakers.

At the southern end of the garden sits a modern swimming pool with air-source heating system and pipe-free filtration system. The pool area is surrounded by a glass panel fence with magnetic key lock. A studio (currently used as a gym) is set alongside the swimming pool and provides a living room, separate WC and shower room with a fitted kitchenette. The studio has its own LPG gas heating system and hot water boiler.



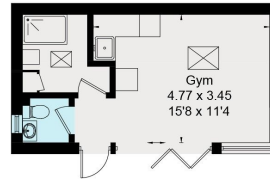
The Location

The property is ideally located for the active market town of West Malling with its wide range of shops, amenities and restaurants together with its train station providing access to London Victoria and more recently a fast train service to London Bridge and Charing Cross.

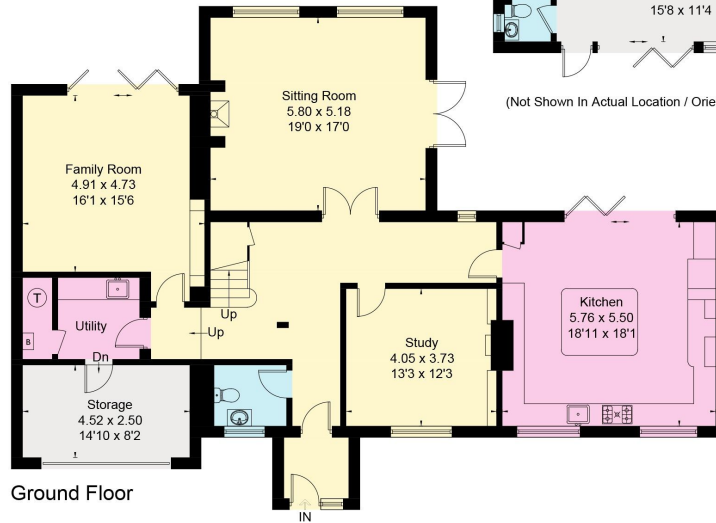
The area also provides excellent leisure facilities including David Lloyd at Kings Hill, golf at West Malling and Kings Hill and numerous recreational clubs whilst nearby Manor Park is excellent for dog walking.

The area also is home to many excellent schools including nearby Sutton Valance, Cranbrook, Maidstone Grammar for boys, whilst the schools at Sevenoaks, Tonbridge and Tunbridge Wells are also easily accessible. Access to the country's motorway network is easily provided from the M20 which links to the M25 and gives access to Heathrow, Gatwick and the West together with the Channel ports to the east.

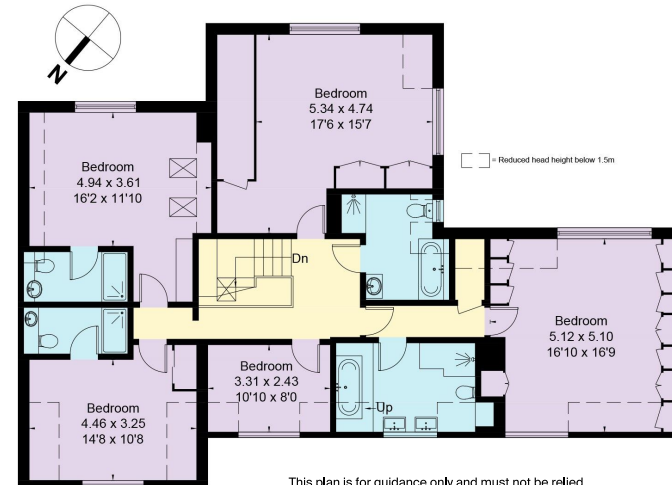
Approximate Gross Internal Floor Area - 306.1 sq m (3295 sq ft)
 Outbuilding - 23.3 sq m (251 sq ft)
 Total - 329.4 sq m (3546 sq ft)
 Including Limited Use Area - 16.3 sq m (175 sq ft)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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