



WILLOWFIELDS

WEST MALLING, ME19





# DETACHED HOME SET IN 0.7 ACRES WITH ANNEXE POTENTIAL

Beautifully presented country home combining charm with modern comfort, featuring spacious living areas, countryside views, high-quality finishes including exposed beams, bifold doors and underfloor heating, all tucked away on a peaceful country lane near West Malling.



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Local Authority: Tonbridge & Malling Borough Council

Council Tax band: F

Tenure: Freehold



## ACCOMMODATION

Immaculately presented throughout, the thoughtfully arranged accommodation extends to approximately 3,280 sq ft. The welcoming entrance hall with cloakroom leads to a bright sitting room bathed in natural light from full-height glazed windows on two sides and centred around a cosy wood-burning stove. The stunning open-plan kitchen/dining room has bespoke cabinetry an Everhot range, granite worktops and utility room making it ideal for family living and entertaining.

A staircase leads to a glazed link to the garage where a fifth bedroom with en suite bathroom sits above, offering an excellent guest suite or independent space. On the first floor, the principal bedroom benefits from a dressing room and a luxurious en suite shower room. There are four further bedrooms, three of which are generous doubles, one with en suite, along with a stylish family bathroom.



















## ANNEXE, GARDENS AND LOCATION

In addition, the property offers excellent annexe potential. A detached outbuilding currently houses a gym, office, WC and storage and could easily be adapted into a separate dwelling or retained as versatile ancillary accommodation to the main house. Set within approximately 0.7 acres, the property enjoys a high degree of privacy and far-reaching views across open countryside. The gated driveway leads to a large gravel parking area and an attached garage. Beautifully landscaped gardens surround the home with lawns, mature trees and well-stocked borders. To the front and rear are paved seating terraces and an outdoor covered entertainment area provides a perfect setting for year-round enjoyment.



Willowfields enjoys a tranquil setting on the edge of West Malling, known for its charming high street with independent shops, cafés, pubs and restaurants. Excellent transport links include West Malling station (1.1 miles) with regular services to London Victoria, London Bridge and Ashford International in around an hour. The area offers an excellent choice of schooling with well-regarded local primaries, sought-after grammar schools in Maidstone, Tonbridge and Tunbridge Wells and Independent options including Sutton Valence, Sevenoaks and Tonbridge School.







Approximate Floor Area = 304.7 sq m / 3280 sq ft  
 Garage = 80.0 sq m / 861 sq ft  
 Outbuilding = 101.3 sq m / 1090 sq ft  
 Total = 486 sq m / 5231 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #99432

Approximate Gross Internal Area = 486 sq m / 5231 sq ft

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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