



Postern House

Teston Road, Offham, West Malling, Kent

A historic Grade II listed detached house with excellent garden located in the heart of the popular village of Offham.



Summary of accommodation

The House

Ground Floor: Kitchen/Breakfast Room | Dining Room | Study | Sitting Room | Snug | Utility Room

WC | Storage Room

First Floor: Principal Bedroom with ensuite | 3 further bedrooms | Family bathroom

Outside

Garden | Parking for several cars





Situation

(Distances and times are approximate)

The house is located in the heart of the historic village of Offham, noted in the Domesday book and known for having the only medieval quintain left in the country. The village has an excellent community, with cricket and tennis clubs for residents. The Offham Society is a free membership club for all those who live in the village and activities include an annual Trivial Pursuit evening and Lazy Sunday Jazz on Cosgrave Field. The Village Hall offers various classes and activities including film nights, Cubs, Yoga, Kick-Boxing amongst many others. Finally, there is The King's Arms Pub which offers a pizza van on Wednesday evening, Thai night on Saturday and Sunday lunch. Offham has a well renowned and fun May Day celebration on the village green, which includes maypole dancing by the village school, the crowning of a May Queen, dog competitions, charity stalls and Morris dancing at the pub.

The active market town of West Malling sits approximately 1.5 miles away to the east with its wider range of amenities, shops and restaurants together with its main line train station, now running trains into London Bridge station in 44 minutes. The M26 and M20 are both within 3.5 miles of the property, providing easy access to the M25, international airports, and London. The village has an excellent primary school, with other good primary schools in nearby West Malling, Kings Hill, and Mereworth. There are also well-regarded grammar and private schools in the area, with a good bus service running through the village to many of the nearby schools.





The Property

Situated in the historic village of Offham, Kent - recorded twice in the Domesday Book - this period residence has been sympathetically modernised by the current owners, blending generous accommodation with a wealth of original character. Believed to date from the late 16th century, the house occupies a plot of approximately half an acre, featuring well-tended gardens ideal for family life. The property has a charming approach through a pair of wooden gates into an extensive driveway. It is constructed in traditional Kentish style, showcasing two distinct wings, ragstone elevations and a Kent peg tiled roof. Internally, the layout offers a harmonious balance between everyday living and entertaining spaces.

The main entrance opens into a welcoming hallway, complete with downstairs lavatory. Adjacent is a large utility/boot room with terracotta flooring and external access. A snug and an adjoining sitting room offer bright, airy spaces enhanced by a feature fireplace.

The northern wing contains a spacious, contemporary open-plan kitchen and dining area, benefitting from dual aspect windows to the east and west. The kitchen is fitted with updated cabinetry with induction hob and two electric ovens, a central island and a walk-in larder, with a separate external door for convenient access. Adjacent to the kitchen, the dining room provides an excellent setting for family meals. Completing the ground floor is a flexible room, equally suited to use as a study/office or an additional bedroom. Upstairs, the south-eastern wing accommodates a spacious bedroom and family bathroom, while there are two further generously sized bedrooms plus the principal suite. The latter also benefits from dual aspect windows and includes built-in storage and a private en-suite bathroom with bath and separate shower.





Outside

The gardens, extending to the east and south, are arranged in two distinct areas: a lawned section ideal for children or social gatherings, and a secluded garden with established fruit trees and a productive vegetable patch with raspberry canes.

Property Information

Tenure: Freehold

Local Authority:

Council Tax:

EPC: E

Postcode: ME19 5NE

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area
= 243.3 sq.m / 2619 sq.ft

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.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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