



Church Fields, West Malling, Kent, ME19 6RJ

Guide Price £425,000 - £450,000

When experience counts...

est. 1828
bracketts

GUIDE PRICE £425,000 - £450,000 Offered for sale is this extended detached Cottage situated on a no through road within easy reach of West Malling High Street. A historic market town boasting a wealth of heritage buildings including the Tudor Abbey Gatehouse, The Cascades and the magnificent Queen Anne Went House. West Malling's high street offers a good range of local shopping facilities and restaurants, and the mainline station serves London Victoria & London Bridge. Sevenoaks (12 miles), Tonbridge (10 miles) and Maidstone (8 miles) all offer further shopping and leisure facilities. Internally the property comprises entrance, sitting room with feature log burning fire, dining room, modern fitted kitchen, playroom / study and a utility space to the rear of the property. To the first floor there is three double bedrooms a large modern family bathroom with freestanding bath and shower cubicle, there is also a separate WC. Externally the property offers a large rear garden, mainly laid to lawn with mature shrubs and borders. We recommend viewing at your earliest convenience.

Three Bedrooms

Detached Cottage

Close to West Malling High Street
& Local Amenities

Three Reception Rooms

Modern Fitted Kitchen

Large Modern Bathroom With
Separate Shower Cubicle

Log Burning Fire

Large Rear Garden

No Through Road

Viewing Highly Recommended





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

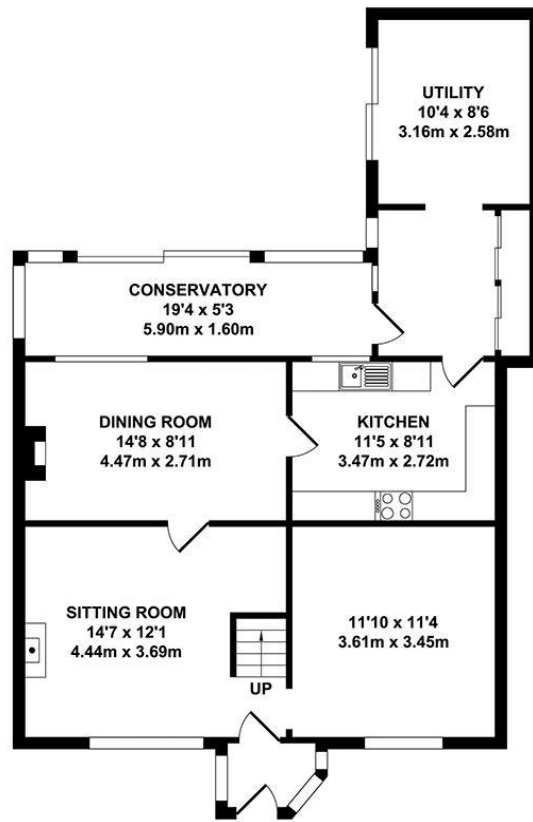
ADDITIONAL INFORMATION:

Council Tax Band F

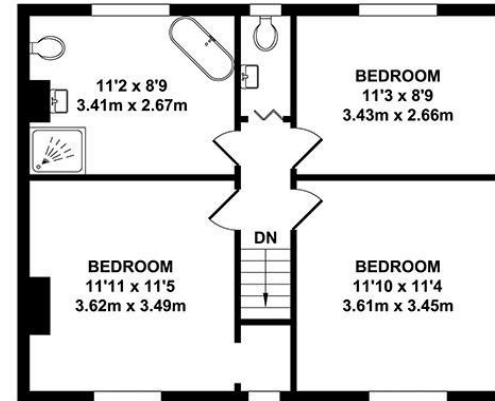
Double Glazed Windows



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GROUND FLOOR
APPROX. FLOOR AREA
843 SQ.FT.
(78.28 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
553 SQ.FT.
(51.38 SQ.M.)

TOTAL APPROX. FLOOR AREA 1396 SQ.FT. (129.66 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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