

Hamptons

INTERNATIONAL



Fernham Homes, West Malling, ME19

5  3  4 

£1,300,000

(£1,295,000)

Property details



Key features

- **STAMP DUTY PAID IN FULL***
- **Fernham Homes at West Malling wi**
- **Parquet and stone-effect style Amt**
- **Dressing area with bespoke fitted v**
- **Siemens and Bosch integrated appl**
- **Underfloor heating throughout the**
- **bathrooms and en-suites**
- **Triple garage with electric door ope**
- **Generous Indian Sandstone patio p**
- **Samsung Air Source Heat Pump**

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Description

STAMP DUTY PAID IN FULL* | The Beeches | Triple garage | All-inclusive superior specification including flooring throughout, integrated Siemens and Bosch appliances, bespoke fitted wardrobe, ensuite and dressing area to the principal bedroom

STAMP DUTY PAID IN FULL** Full stamp duty paid for homemovers purchasing as their main residence only; Fernham Homes will not cover the higher stamp duty rates applicable to additional property purchases. This incentive will form part of your legal agreement, with Fernham Homes paying the stamp duty upon legal completion which must take place by 30th June 2025.

The Beeches Introducing The Beeches, a distinctive 5 bedroom detached home extending to 2,125 sq. ft, with triple garage and driveway suitable for parking 6 cars. Upon arrival, a striking entrance hall leads to a generous study, complete with bay window, a dining room suitable for ten people, a large living room, and a spacious kitchen, dining room with separate utility. Both the living room and kitchen open onto a large Indian sandstone terrace with a north east facing garden extending up to 82ft in length. Of the five bedrooms, four are double bedrooms, two of which have ensuites. A superb principal bedroom features a dressing room and fully fitted wardrobes and the fifth bedroom has been thoughtfully designed to serve as an additional bedroom or study. The main bathroom includes a three piece suite.

Outside The Beeches has a 4,919sqft north-east facing garden which includes a generous Indian Sandstone patio and turf. It includes a landscaped area to the front, a triple garage with electric door operators, EV charger and a driveway for at least 6 cars. The garage loft is built with attic trusses to enable this space to be converted into living space, subject to planning consent. The loft is also boarded and is complete with loft ladder.

About Fernham Homes at West Malling Nestled in the heart of the Kent countryside, this exclusive gated community of just 10, luxurious 4 and 5 bedroom family homes strike a perfect harmony between country living and modern experience. All homes are fully equipped with everything you need, from flooring and appliances to mirrors and robe hooks, ensuring they are ready to live in. The homes are inspired by local materials, colours, and style - featuring contemporary matt lacquer and woodgrain effect handleless kitchen furniture with Silestone worktops, brushed bronze brassware to the bathrooms and Amtico parquet and stone-effect flooring.

Educational Excellence Kent is widely recognised for the exceptional quality of its grammar schools with its 11+ system, proven by high academic standards and consistent delivery of strong results. The county boasts numerous independent schools celebrated for their outstanding facilities and emphasis on extracurricular activities and provides support to students with special educational needs and disabilities, reflecting its commitment to inclusive education. Just some of the Ofsted rated Outstanding schools are as follows: Primary: Kings Hill Primary Nursery, Offham Primary School, The Discovery School Secondary: Oakwood Park Grammar School, Maidstone Grammar School for Girls, The Judd School, Tonbridge Grammar School, School of Science and Technology and Invicta Grammar School. Private: Tonbridge School, MEPA Academy, Somerhill Independent School, Sackville School, Walthamstow Hall, Sevenoaks School and Sutton Valence School.

Location, Location, Location Stroll through West Malling's picturesque streets lined with medieval and Tudor buildings, visit the imposing Norman keep of St. Leonard's Tower, or enjoy the tranquil grounds of West Malling Abbey. The town's vibrant High Street boasts an array of independent shops, cafes, and restaurants, perfect for a leisurely afternoon. For city commuters, regular trains from West Malling Station (1.7 miles) will take you to London Victoria in less than an hour. And when you need to travel further afield, it's only a 40 minute car journey to Folkestone - from here, you can take a ferry to France in just 35 minutes.

All homes are freehold and will contribute towards the maintenance of the managed areas by way of an estate charge. Please confirm the amount with the sales team. All imagery shown is indicative. Photography used will occasionally be of show homes and may not necessarily be of the exact home listed. Please confirm with the sales team regarding external and internal finishes of the home you are interested in.

Additional Information Floor plan measurements: Ground Floor Living Room 4.55m x 5.48m 14' 11" x 17' 11" Dining Room 3.38m x 4.42m 11' 1" x 14' 6" Kitchen / Dining 5.88m x 3.90m 19' 4" x 12' 10" Study 3.38m x 3.41m 11' 1" x 11' 2" First Floor Principal Bedroom 3.34m x 3.94m 11' 0" x 12' 11" Bedroom 2 4.59m x 3.00m 15' 1" x 9' 10" Bedroom 3 2.80m x 4.36m 9' 2" x 14' 4" Bedroom 4 4.17m x 2.59m 13' 8" x 8' 6" Bedroom 5 / Study 2.68m x 2.77m 8' 10" x 9' 1" Total Floor Area 197.4 m² 2,125 ft² *Internally and Garden images are from the 4 bedroom show home and do not represent the layout of The Beeches. Images are for indicative use only showing internal specification

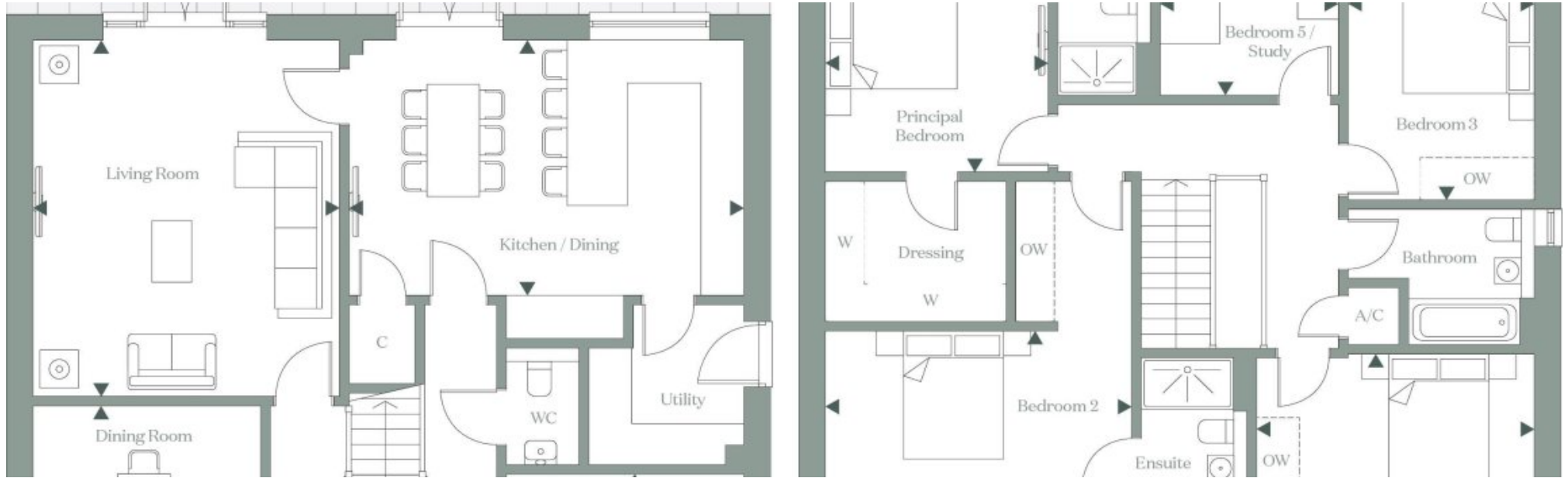








Floor plan



Location



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