



Ibbett Mosely

40 Churchfields, West Malling, Kent, ME19  
6RJ



A fabulous conversion of a characterful building to give all that's needed for modern living. Including a large entertainment Kitchen Dining space, Three double bedrooms, Ensuite to master, views over fields and church yard, a family friendly front and back garden and parking for three cars , including two charging points.

We Strongly recommend this fantastic bright, spacious home situated within easy walking of the highly popular West Malling High Street, Mainline Station and popular Schools.

Guide Price £795,000 to £825,000

### Reception Hall 15'11" x 11'11"

A large welcoming reception hall with natural light streaming in through windows, featuring Burlanes fitted furniture for storage. This space provides a gracious introduction to the home, connecting to the inner hall and further rooms beyond. Featuring a partly exposed stone wall adding texture and character, and double doors leading out to the patio. The natural engineered oak flooring continues through, creating a cohesive look with the rest of the home.

### Kitchen / Dining Room 24'8" x 16'8"

An open and inviting entertainment kitchen and dining area characterised by a warm wooden floor and exposed ceiling beams, blending rustic charm with contemporary style. The kitchen is fitted with a generous number of pale grey cabinets topped with white work surfaces, housing modern appliances including ovens and a gas hob with an extractor hood. There is a island style arm of the kitchen with seating for casual dining or socialising. The dining area includes space for a large dining table, all bathed in natural light from several windows. A

- Unique character conversion of a Victorian School
- Spacious and light-filled home
- Quiet West Malling village centre location
- Entertainment kitchen - Open plan Living
- High Quality Burlanes & Danmar Built in Furniture
- Family-friendly South West facing garden
- 3 parking spaces, 2 electric chargers
- Character Features With Modern Finishes
- EPC rating B - Council Tax Band F
- Guide Price £795,000 to £825,000

space that also allows for sofas adding a welcoming touch to the space, which flows easily through to the adjoining reception room.

### Sitting Room 17'5" x 16'11"

A spacious and inviting sitting room that balances character and comfort. It features exposed wooden beams on the ceiling and warm wooden flooring beneath. Large windows allow natural light to fill the room. A built-in Burlanes fitted shelving unit adds practical storage and display space, making this a perfect spot for relaxing or entertaining guests.

### Landing

A bright and spacious landing area with soft carpeting and white painted walls, offering access to the first-floor bedrooms and bathrooms. The space is well-lit with natural light from a skylight and recessed ceiling lights, and provides a feeling of openness and calm with ample room for storage furniture along one wall.

### Bedroom 1 18'0" x 16'11"

This impressive bedroom is generously sized





and enjoys a calm and restful ambience. Soft neutral carpeting and walls painted in a gentle grey-blue shade create a relaxing backdrop. The room is well-lit by both recessed ceiling lights and natural light from a window and a skylight.

### Ensuite

A contemporary and stylish ensuite bathroom featuring a modern shower enclosure with glass, a wall-mounted white vanity unit with integrated basin, and a heated towel rail. The flooring and shower walls are tiled in a warm neutral tone, complementing the clean white painted walls. Natural light enters through a skylight, adding to the bright and fresh atmosphere of the room.

### Bedroom 2

16'0" x 12'9"

A bright and airy double bedroom, The room is carpeted in a neutral tone and benefits from natural daylight streaming through a large window. The walls are painted white, enhancing the sense of space.

### Bedroom 3

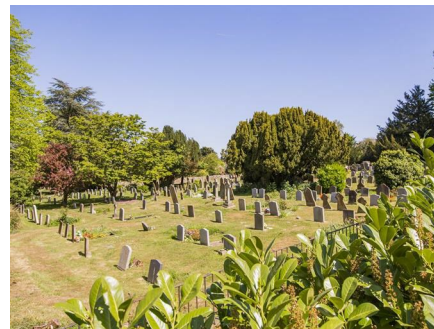
17'2" x 13'2"

Spacious bedroom with a soft carpet underfoot, painted in a neutral palate to create a calm retreat. It features Danmar built-in wardrobes offering ample storage. Multiple windows and skylights bathe the room in natural light, complemented by subtle recessed ceiling lights. The room promises comfort and functionality for a growing family.

### Bathroom

A large family bathroom combining modern design and comfort, featuring a striking freestanding white oval modern style bathtub positioned beneath a skylight to flood the space with natural light. The room also includes a walk-in shower with glass enclosure, a white toilet, and a vanity unit. The walls and floors are tiled in neutral shades, complemented by heated towel rails and tasteful accessories, creating a tranquil and elegant space to unwind.





## Gardens

The rear South West facing garden offers a charming outdoor space with a paved patio area for comfortable garden furniture and a barbeque for entertaining. The front garden is private and well-maintained and family friendly currently set up for the children with artificial lawn for all year usage. The outside spaces truly provide a lovely spot for outdoor dining, relaxing or play.

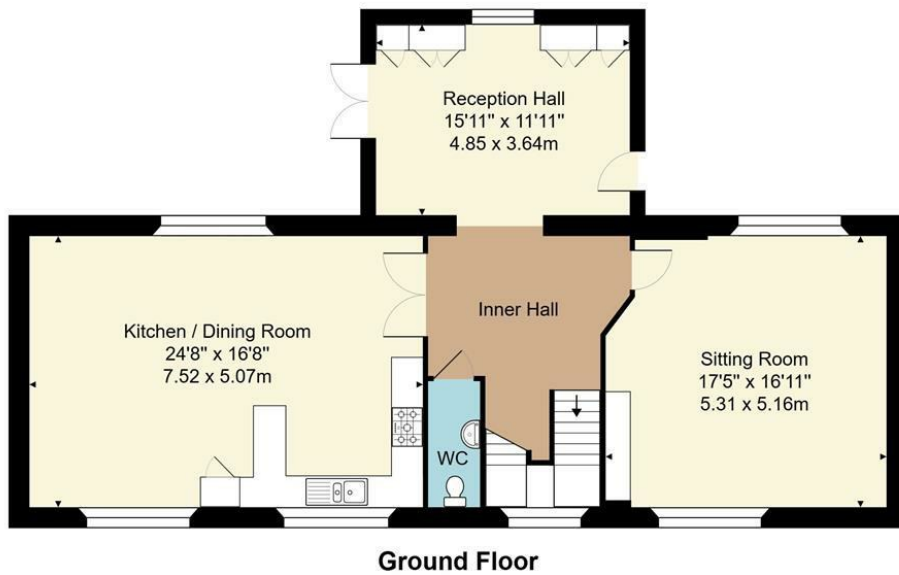
## Parking Area

The property benefits from a secure, gated driveway and parking area with ample space for several vehicles with three allocated spaces, including two with charging points for electric cars. Surrounded by stone walls and mature trees, this private parking area provides convenience and security for residents and guests.

## West Malling

The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

Approx. Gross Internal Area  
2251 sq. ft / 209.1 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

EPC Rating- B

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