



Ibbett Mosely

453 Wateringbury Road, East Malling, West
Malling, ME19 6JQ



If its modern space that you need this is the house for you! With over 3,200 sq ft of meticulously designed and finished home offering all that any discerning family would need.

Set back from the road in its own private gardens, a true oasis to enjoy after a busy day. If entertaining is your thing that is certainly covered with large social spaces, integrated audio system in all social areas and principal suite, bifold doors to offer connection to the garden and a garden summerhouse built for social gatherings.

Parking is a breeze with electric gates to a large gravel drive garage and barn style carport.

All being sold with NO ONWARD CHAIN.

Guide Price £1,300,000 to £1,400,000

Entrance Hall and WC

The entrance hall features the same warm herringbone-patterned Amtico wooden effect flooring as the ground-floor living areas with underfloor heating, creating a cohesive and inviting welcome. It is a bright space with neutral walls, and a staircase with wooden handrails and modern glass panels leads to the first floor. Light from the adjoining rooms filters through, and a door off the hallway leads to a convenient downstairs WC fitted with a modern vanity unit and a window for ventilation.

Sitting Room 23'2" x 15'6"

A spacious sitting room finished with soft carpeting and styled in neutral tones. The room benefits from dual windows that flood the space with natural light. Additional include a wood-burning stove providing warmth and ambiance. The room's design offers a peaceful retreat to relax or entertain, with easy access to the entrance hall.

Kitchen / Dining / Family Room 37'9" x 26'10"

This impressive open-plan space brings together the kitchen, dining, and family areas in a

- Stunning extended modernised detached house
- Five spacious double bedrooms
- Principal suite with dressing room & luxury ensuite
- Underfloor heating via Air Source Heat Pump & Solar Panels
- Huge kitchen dining living space with double wall of Bifold doors to garden Patio
- Large approx. 0.75 acre plot
- Electric gated driveway access to large parking area & Garage plus barn-style carport
- Short walk to popular pub & Kings Hill Sports Park
- No onward chain - Guide Price £1,300,000 to £1,400,000
- EPC rating C - Council Tax Band F

generous, flowing layout. The kitchen features a large central island topped with a sleek white stone surface, surrounded by several comfortable seating areas, and fitted with modern appliances integrated into cabinetry finished in a soft grey shade. Natural light floods in through multiple windows and glazed doors, while a double wall of bi-fold doors open wide onto a spacious patio, offering seamless access to the garden and creating an airy connection with the outdoors. The adjacent dining area comfortably seats a large family. The family zone includes a space for large, cosy sofa perfect for relaxed social gatherings.

Utility Room

The utility room is fitted with a modern Belfast style sink beneath a window that looks out onto the garden, alongside space and plumbing for a washing machine and tumble dryer. There are base cupboards and a door leading outside, with the same wood-effect herringbone flooring found throughout the ground floor, and neutral walls brightened by natural light.

Landing

The first-floor landing is a bright and welcoming space with soft carpeting and white walls. It





provides access to the bedrooms and bathrooms, with wooden bannisters and glass panels on the staircase continuing the stylish theme from downstairs.

Principal Suite with Dressing Room and En Suite 16'2" x 15'10"

The master bedroom is a generous, light-filled room measuring 4.92 by 4.82 metres (16'2" by 15'10") with oak flooring and exposed wooden ceiling beams adding warmth and character. Doors open directly onto a Juliet balcony with views over the rear garden, enhancing the room's airy feel. It includes a walk-in dressing room with custom shelving and hanging space, and an en suite bathroom featuring a freestanding modern bath, a walk-in shower with a glass screen, twin basins set into a floating vanity, and a large window that floods the space with natural light.

Bedroom 2 13'5" x 10'4"

Bedroom 2 features oak flooring and neutral decor. It benefits from built-in wardrobes providing ample storage space, and a window looks out onto the garden.

Bedroom 3 11'4" x 10'7"

Bedroom 3 is a bright and comfortable room with oak flooring and a neutral colour scheme that creates a calm atmosphere. It includes a window providing natural light and garden views.

Bedroom 4 13'11" x 11'5"

Bedroom 4 is finished with oak flooring and neutral walls. The room benefits from a window overlooking the garden and ample space for furnishings.

Bedroom 5 15'6" x 11'4"

Bedroom 5 offers a peaceful retreat with oak flooring and light, neutral decor. It includes a large window that fill the room with natural light and provide pleasant garden views.





Bathroom

The family bathroom on the first floor has a modern design with large white tiles on the floor and walls. It includes a free-standing bathtub positioned below three windows that bring in natural light, a walk-in shower with clear glass, a wash basin, and a WC. The bathroom is spacious and bright with a clean, contemporary feel.

Rear Garden

The rear garden is a beautifully landscaped area spanning a generous private plot, with a mix of open lawn, mature trees, and carefully maintained hedges providing that privacy. A winding gravel path leads through the garden to a charming garden room or summerhouse. Beyond the garden room, the grounds extend to lawn and well-kept borders, offering a peaceful outdoor retreat. The garden also features a timber seating area with benches, a gravel terrace with dining furniture, and an attractive pergola-covered patio adjacent to the house, perfect for al fresco dining or relaxing.

Garden Pod / Office 17'10" x 12'5"

A separate games room study or garden lounge has been stylishly fitted with a kitchenette and a bar area, including under-counter fridge and wine cooler, as well as comfortable seating and a large television mounted on the wall. Expansive bi-fold doors open to the garden terrace, extending the living space outdoors and making it perfect for entertaining or relaxing.

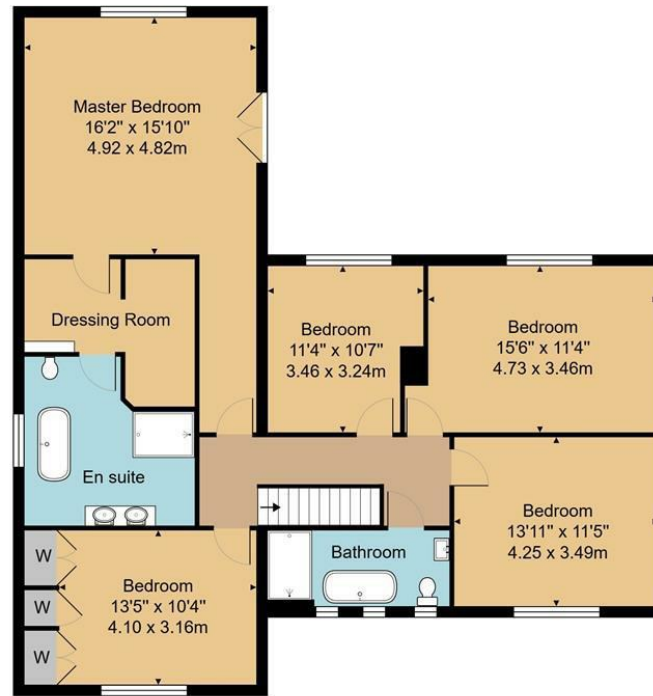
East Malling

East Malling is a charming village that retains a strong sense of community and a rich architectural heritage. The railway station is just a short distance from the property, offering direct links into London. The nearby market town of West Malling boasts a vibrant High Street with independent shops, restaurants and cafés. Well-regarded schools, excellent commuter links and beautiful countryside walks are all close at hand, making this an ideal location for families and professionals alike.

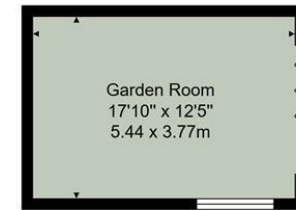




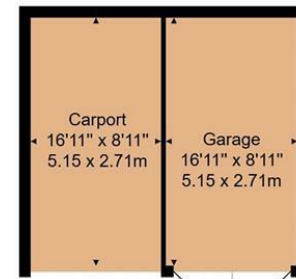
Ground Floor



First Floor



Area: 221 ft² ... 20.5 m²



Area: 308 ft² ... 28.6 m²

House Approx. Gross Internal Area 2709 sq. ft / 251.7 sq. m
 Approx. Gross Internal Area 3238 sq. ft / 300.8 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

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 TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

EPC Rating- C

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