



## Stickens Lane

West Malling ME19 6BT

£840,000



COUNTRY HOMES

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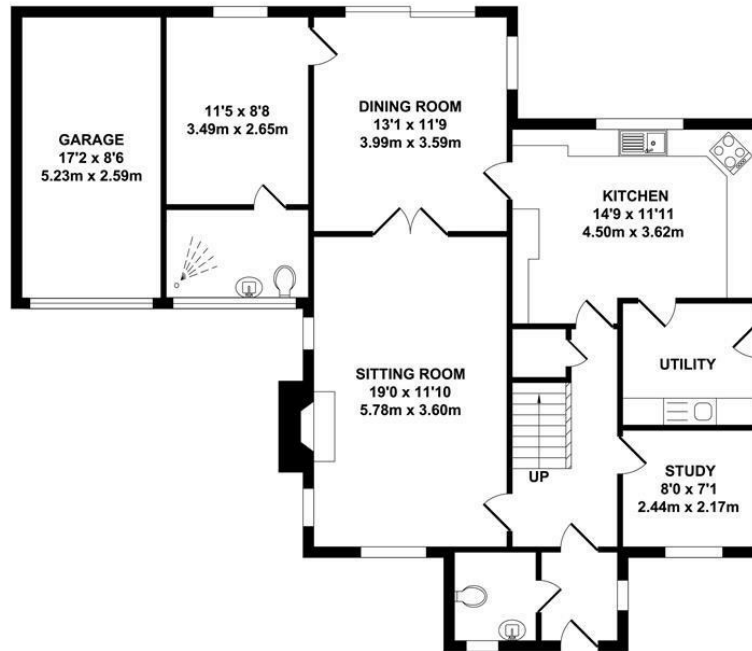
Nestled on the edge the charming village of East Malling, a short distance to West Malling, this immaculately presented detached house on Stickens Lane offers a perfect blend of comfort and versatility. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The accommodation boasts four well-appointed bedrooms upstairs, as well as a convenient fifth bedroom located on the ground floor, complete with its own ensuite, making it perfect for guests or as a further reception.

The house features three modern bathrooms, ensuring ample facilities for the entire family. The property is set on a no-through road, providing a peaceful environment while still being part of a popular community. The double driveway and single garage offer parking, adding to the convenience of this lovely home.

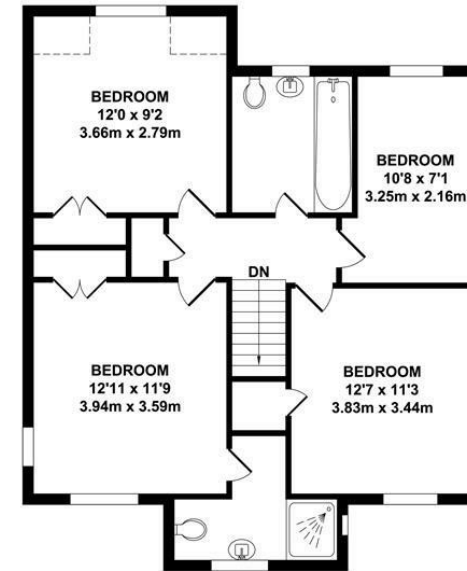
With its versatile layout, this property can easily adapt to your lifestyle needs, whether you require additional space for a growing family or a home office. The surrounding area is known for its picturesque scenery and friendly atmosphere, making it an ideal place to settle down. This delightful home truly represents an excellent opportunity for those seeking a blend of modern living in a tranquil village setting. The larger village of West Malling offers a station with trains into London stations and an array of bespoke shops, bars and restaurants. With easy access to the A20 and beyond this property is also conveniently located. Call now to arrange your viewing.

- Detached
- 5 bedrooms (one downstairs)
- 2 ensuites
- 3 receptions
- Single garage
- Double drive
- Immaculately presented
- Popular location
- No through Rd
- Viewing encouraged





GROUND FLOOR  
 APPROX. FLOOR AREA  
 1131 SQ.FT.  
 (105.07 SQ.M.)



FIRST FLOOR  
 APPROX. FLOOR AREA  
 770 SQ.FT.  
 (71.57 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1901 SQ.FT. (176.64 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





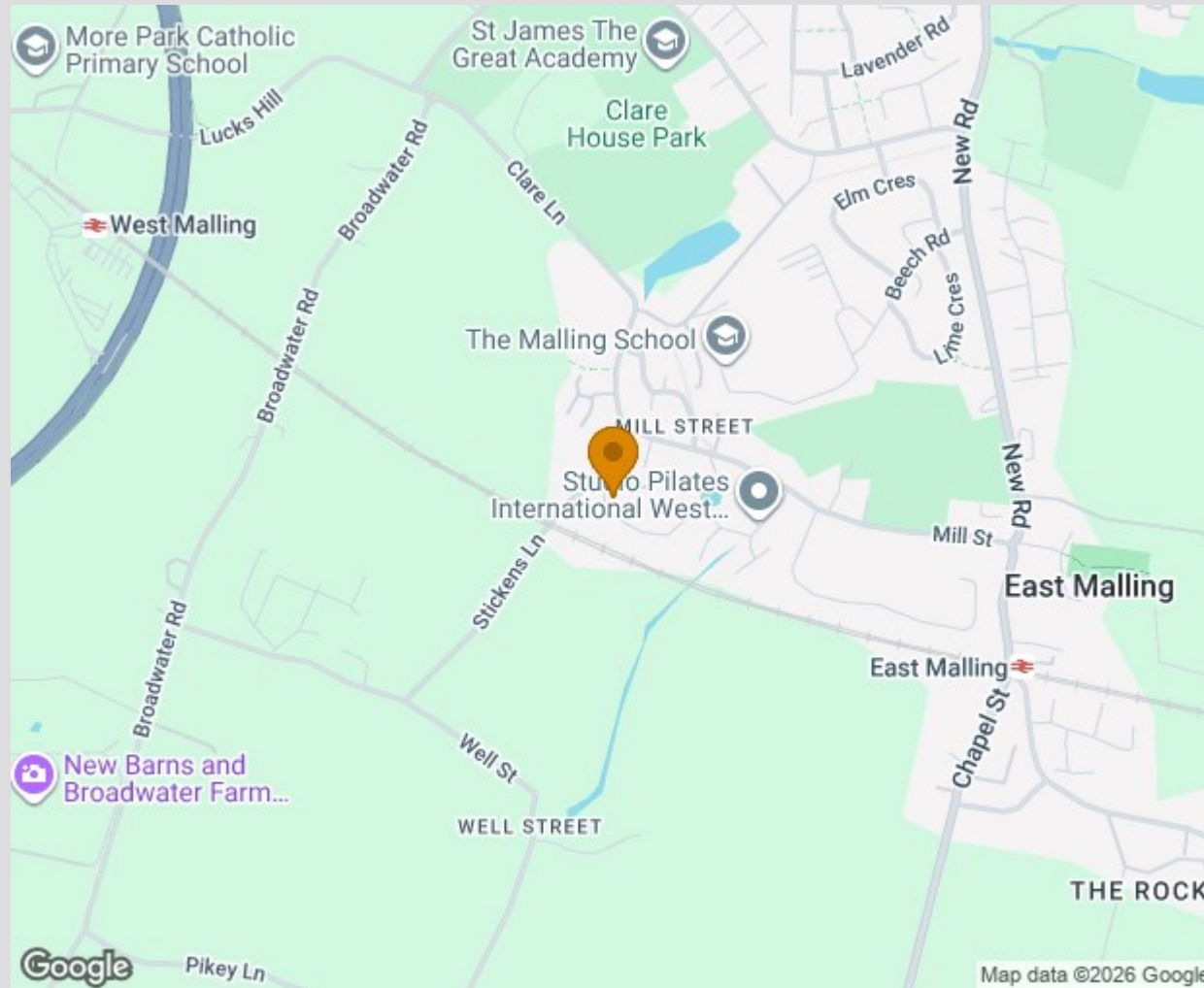
## Location Map

Tenure: Freehold

Council tax band: G

### AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 [westmalling@khp.me](mailto:westmalling@khp.me)

[www.khp.me](http://www.khp.me)



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