



## Broadwater Road

West Malling ME19 6HU

Guide Price £1,300,000



COUNTRY HOMES

## West Malling ME19 6HU

Nestled on the desirable Broadwater Road in a semi rural position on the outskirts of West Malling, this stunning new build detached house offers a perfect blend of modern living and elegant design. Spanning an impressive 2155 square feet in total, this property is ideal for families seeking comfort in a countryside setting yet a short drive to the vibrant High Street of West Malling.

Upon entering, you are greeted by open plan reception areas that provide ample space for relaxation and entertaining. The open plan living area is a highlight of the home, creating a seamless flow between the kitchen and dining spaces, perfect for family gatherings or hosting friends. The contemporary design is complemented by high-quality finishes, ensuring a stylish yet functional environment.

This remarkable residence boasts four well-proportioned bedrooms, providing plenty of room for family members or guests. The two modern bathrooms are designed with both practicality and luxury in mind, catering to the needs of a busy household.

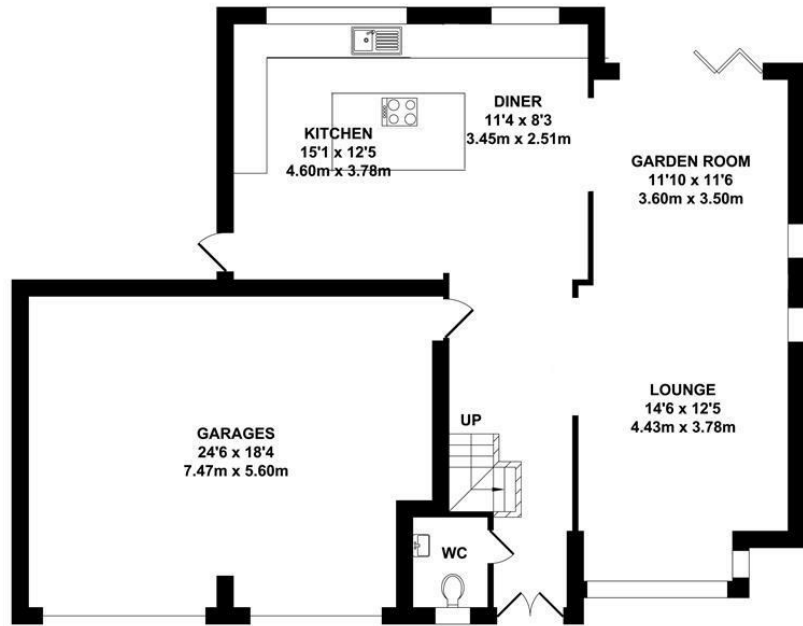
The property also features an integral double garage, offering convenient parking and additional storage options. The gated driveway enhances security and adds a touch of exclusivity to this impressive home.

Built in 2024, this new build is equipped with the latest amenities and energy-efficient features, making it a smart choice for the environmentally conscious buyer. The location in West Malling is highly sought after, known for its charming community and excellent local amenities with an array of bespoke shops bars and restaurants as well as a mainline station.

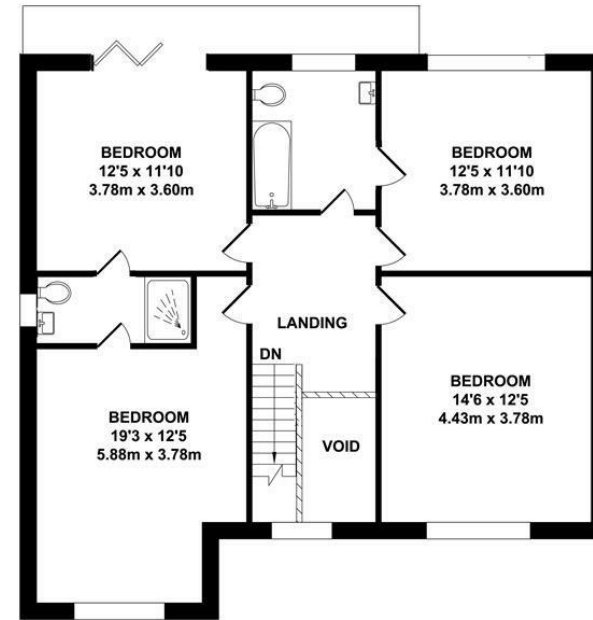
In summary, this exceptional detached house on Broadwater Road which backs on to private paddocks presents a unique opportunity to acquire a modern family home in a prime location. With its open layout, stylish design, and convenient features, it is sure to appeal to discerning buyers looking for their dream home. Call now to view.

- New build
- Some works are still to be completed (see agent's note)
- Chain free
- 4 bedrooms
- Jack and Jill ensuite
- Balcony to master
- Open plan living
- Double garage
- Gated entrance
- Semi rural location





GROUND FLOOR  
APPROX. FLOOR AREA  
1282 SQ.FT.  
(119.12 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
873 SQ.FT.  
(81.11 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2155 SQ.FT. (200.23 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

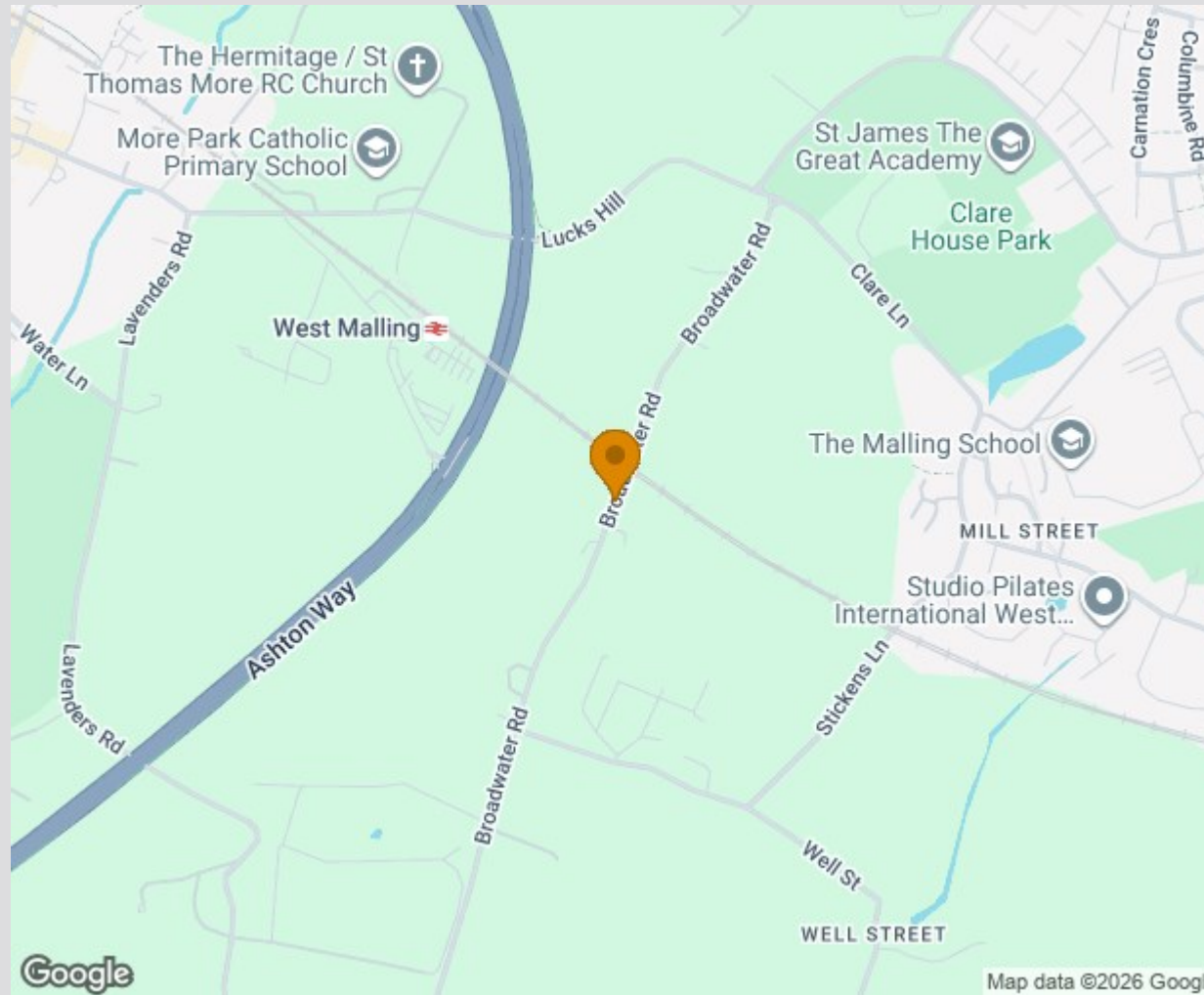
### Agent's note

Please note this property is in the process of being completed so images are a guide, please call to discuss the current status. A new entrance, drive and border will be instated shortly, the current gates and shingled area to the right belong to the neighbouring property.

This property is available on it's own or as a combined purchase with the neighbouring property, please see the listing for Springgate Farm.

### Anti Money Laundering Charges

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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