



Barfield Gardens
West Malling ME19 5PD
£1,400,000

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COUNTRY HOMES

West Malling ME19 5PD

Nestled in the charming area of Barfield Gardens, Offham, West Malling, this stunning new build property offers a perfect blend of modern living and comfort. Completed in 2025, this detached house boasts a contemporary design that is both stylish and functional, making it an ideal family home.

With four spacious bedrooms, there is ample room for everyone to enjoy their own private space. The property features three well-appointed bathrooms, ensuring convenience for busy mornings and family gatherings. The heart of the home is undoubtedly the bespoke kitchen, which is designed to cater to all your culinary needs while providing a welcoming atmosphere for entertaining guests, and also benefits from a separate utility room.

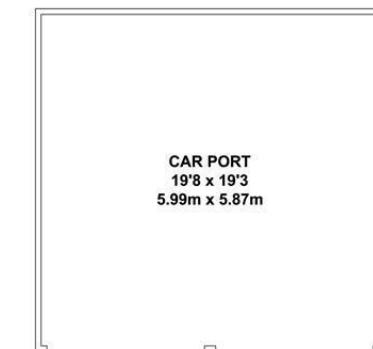
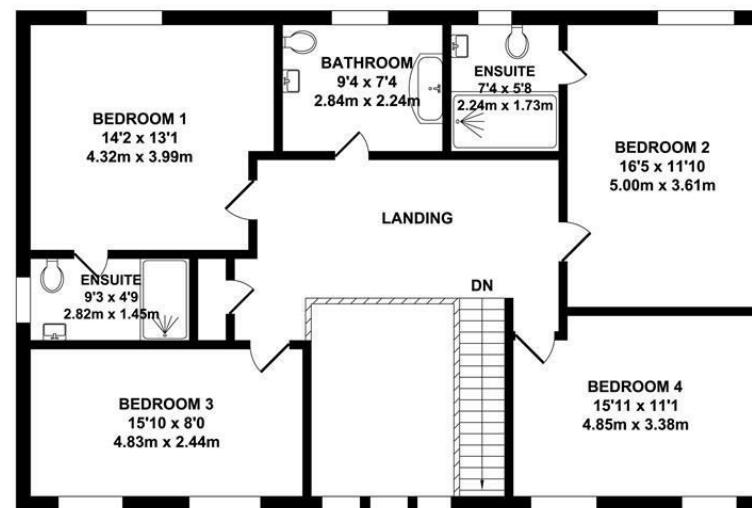
The property also includes two inviting reception rooms, perfect for relaxing with family or hosting friends. The large driveway accommodates parking for up to four vehicles, providing ease and accessibility for residents and visitors alike.

This exceptional home is situated in a desirable location, offering a peaceful retreat while still being within reach of local amenities and transport links. Whether you are looking for a family home or a stylish retreat, this four-bedroom detached house in Offham is sure to impress. Don't miss the opportunity to make this contemporary gem your own.

Please give our West Malling Team a call to book your viewing today on 01732 871 111.

- Exclusive 4 Bedroom Detached House
- Contemporary New Build Design
- 10 Year New Build Warranty
- Bespoke designed Kitchen
- Large Driveway with ample parking
- Spacious Throughout
- Open plan living
- Village Setting





GROUND FLOOR
APPROX. FLOOR AREA
1144 SQ.FT.
(106.25 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
1144 SQ.FT.
(106.25 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
378 SQ.FT.
(35.16 SQ.M.)

TOTAL APPROX. FLOOR AREA 2666 SQ.FT. (247.66 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 plus)	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	





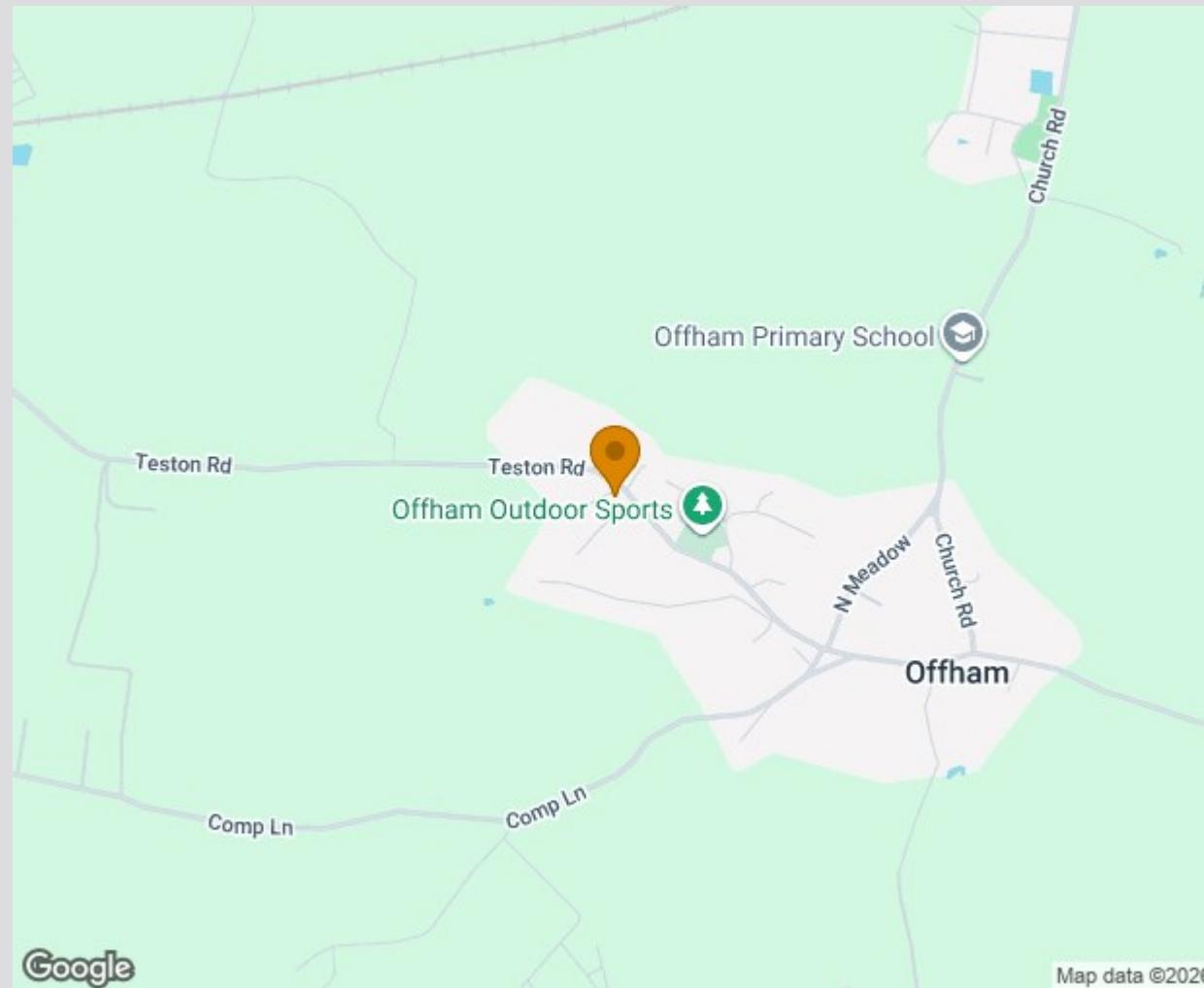
Location Map

Tenure: Freehold

Council tax band:

Management Fee:
Barfield Gardens Management Company Ltd - TBC
approx £665 p/a
Reviewed every 12 months

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 westmallings@khp.me
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