



Orwell Spike

West Malling ME19 4PB

£1,495,000



COUNTRY HOMES

West Malling ME19 4PB

IMMACULATELY PRESENTED 6 BEDROOM DETACHED HOUSE | Nestled in the desirable area of Orwell Spike, West Malling, this superb property offers an exceptional living experience. This beautiful home has been finished to an exemplary standard, and hosts an abundance of high end features, including under-floor heating, 'smart' alarm systems, heating and speakers. The property has also been built to include environmentally friendly features including an air source heat pump and solar panels.

With just over 4700 sqft of living space, this property boasts 3 reception rooms, downstairs cloakroom, utility room and boot room. The heart of the home is the spacious kitchen/breakfast room, which features the handmade Burbidge kitchen with granite worktops, wine cooler, built-in ovens and warming drawers. Bi-fold doors open out onto the attractive garden which hosts an outdoor kitchen/bar area, patio and private garden.

The magnificent staircase leads up to the first floor, which hosts an impressive master suite with dressing room and bathroom. Three further bedrooms, all feature their own en-suites. On the second floor are two further bedrooms, one with an en-suite, which would make an ideal 'suite' for teenagers or for guests.

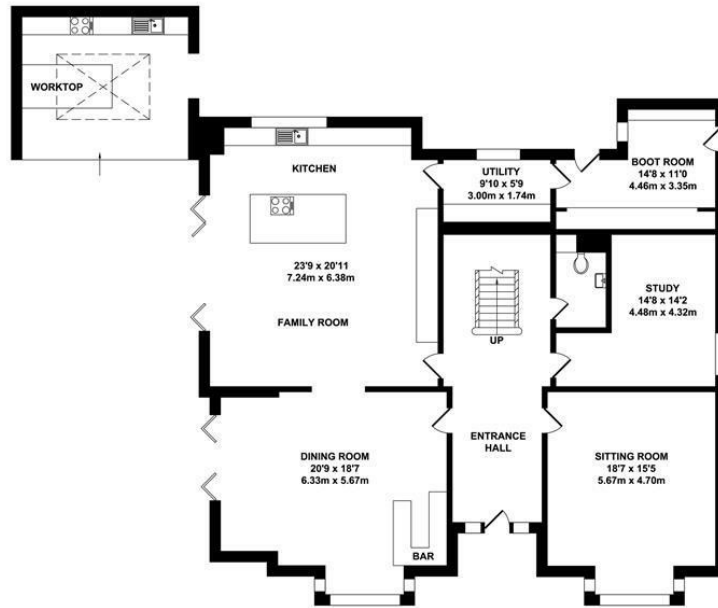
Outside, there is a double garage with self contained annex above the garage, featuring living space, kitchen area and en-suite. To the front there is a private driveway with parking for up to 8 vehicles, including the double garage.

Set in a small cul-de-sac, the property is a short drive from Kings Hill and a pleasant walk from the village of West Malling, offering an array of bespoke shops, bars, restaurants and mainline station with trains into London Victoria and London Charing Cross.

To book your viewing today, give our West Malling Team a call on 01732871111.

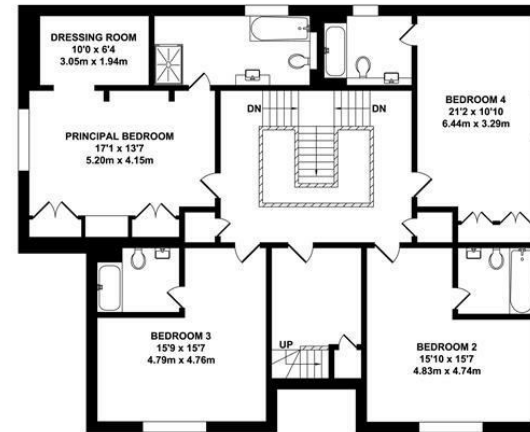
- 6 Bed Detached House
- Prestigious Location
- 5 En-suites
- 3 Reception Rooms
- Stunning Kitchen/Breakfast Room
- Detached Garage
- Self Contained Annex above garage with Kitchen & En-suite
- Outdoor Kitchen/Bar Area
- Viewing Encouraged



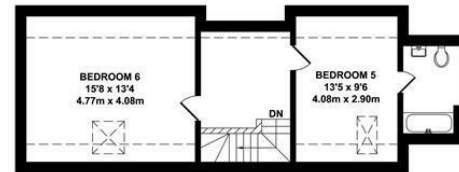


OUTSIDE BAR
APPROX. FLOOR AREA
199 SQ.FT.
(19.00 SQ.M.)

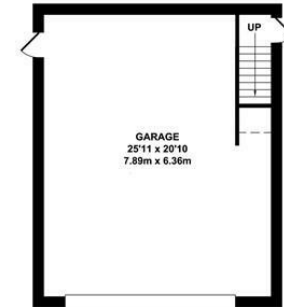
GROUND FLOOR
APPROX. FLOOR AREA
1712 SQ.FT.
(159.07 SQ.M.)



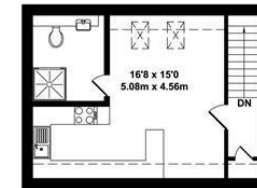
FIRST FLOOR
APPROX. FLOOR AREA
1533 SQ.FT.
(142.45 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
490 SQ.FT.
(45.48 SQ.M.)



GARAGE
APPROX. FLOOR AREA
507 SQ.FT.
(47.00 SQ.M.)



ANNEXE

ANNEXE ABOVE GARAGE
APPROX. FLOOR AREA
274 SQ.FT.
(26.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 4725 SQ.FT. (439 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			
A		91	91
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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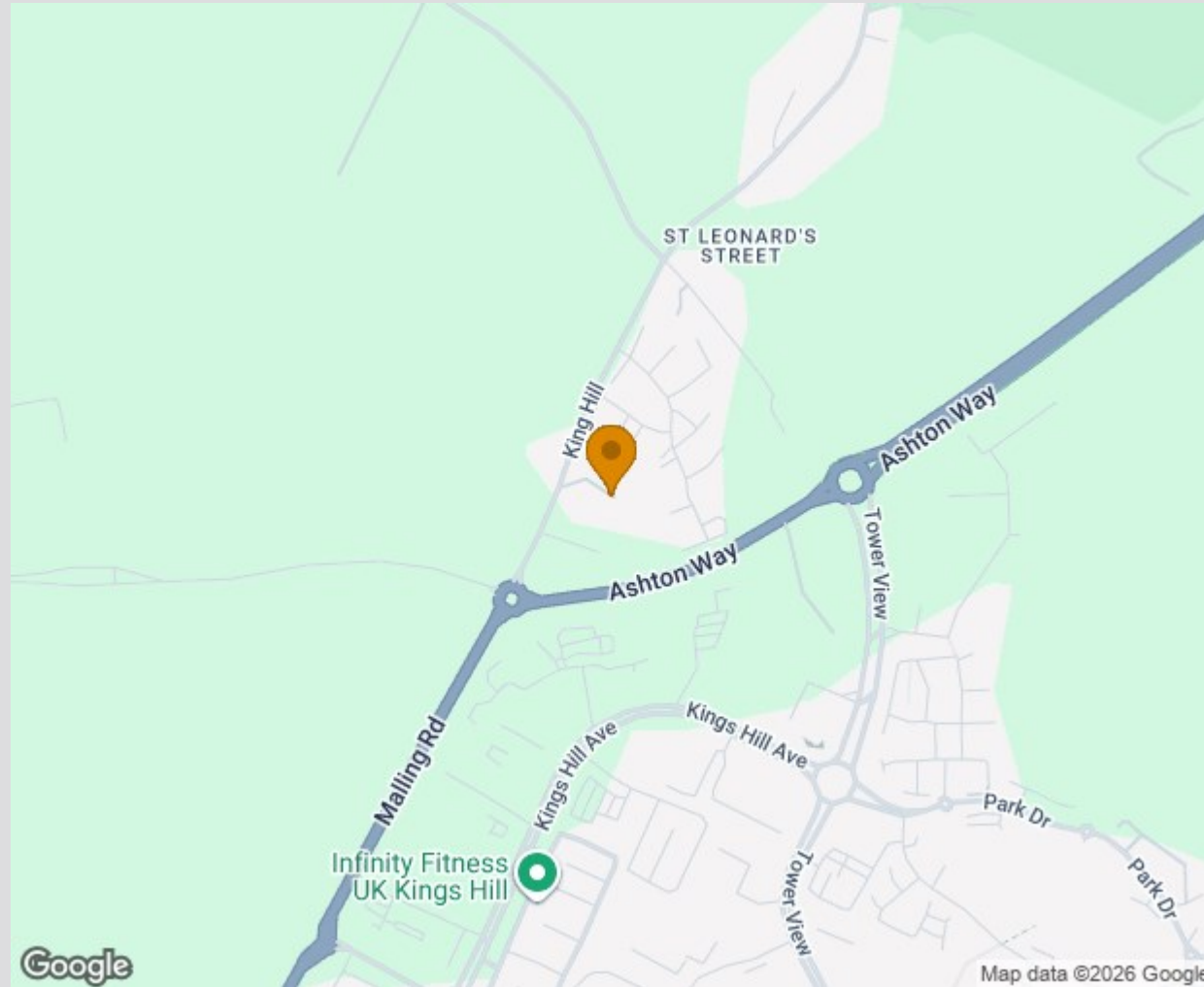
Location Map

Tenure: Freehold

Council tax band: G

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

www.khp.me



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