



**Sandy Lane**  
West Malling ME19 6TG  
Offers Over £1,500,000

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**KHP**  
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COUNTRY HOMES

## West Malling ME19 6TG

Welcome to this stunning property located on Sandy Lane in the charming town of West Malling. This amazing contemporary home boasts 3 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living over a flexible and versatile layout.

Situated on a 6-acre plot, this detached house offers privacy and tranquillity, making it a perfect retreat from the hustle and bustle of everyday life. This bespoke barn conversion creates a unique living space that is both stylish and functional and is really a unique home offering variety to suit diverse family and working set ups.

Finished to an exacting standard with outstanding features, this really is a fusion of state of the art design and a rural backdrop with stunning views across your own land. The master suite is 28'1 along with a walk in wardrobe and has an individual design 'vanity wall' creating a stunning ensuite space.

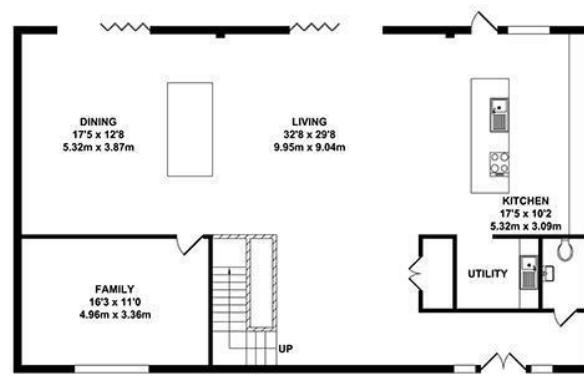
One of the standout features of this property is the layout of the plot. There is a gated drive giving access and providing plenty of parking ensuring that you and your guests will never have to worry about finding a parking spot and garaging. Additionally, the outbuildings with annexe potential offer versatility and the opportunity to customise the space to suit your needs. There is a more formal garden area leading to the acreage with a more rugged natural feel.

6 acres of land so close to the village of West Malling with its bespoke shops bars and restaurants are rarely available, let alone with such an amazing dream home on them.

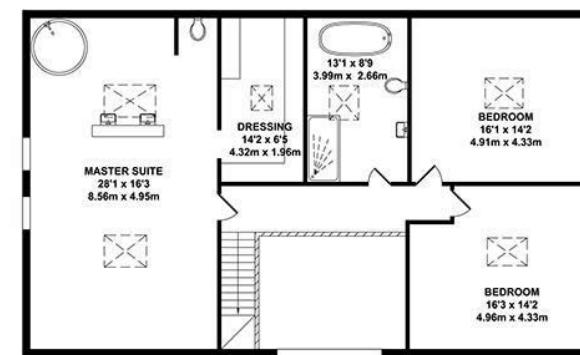
Whether you are looking for a peaceful modern countryside retreat or a spacious family home, this property has it all. Don't miss out on the opportunity to own a piece of paradise in West Malling. Contact us today to arrange a viewing and experience the beauty of this exceptional property for yourself as this home, plot and location has to be seen to be fully appreciated.

- 6 acres approx
- 4 bedroom barn conversion
- Versatile accommodation
- Close to West Malling
- Gated drive and 28'7 garage
- Annexe potential
- Contemporary design
- Galleried entrance
- Stunning views
- Viewing encouraged

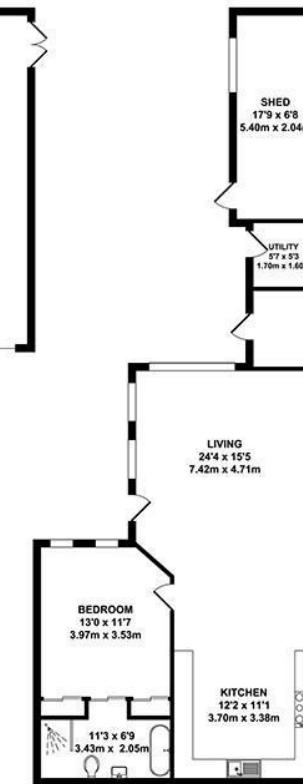




GROUND FLOOR  
APPROX. FLOOR AREA  
1403 SQ.FT.  
(130.38 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
1293 SQ.FT.  
(120.12 SQ.M.)



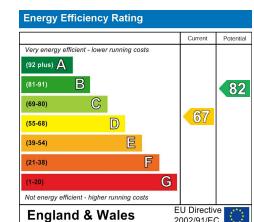
OUTBUILDINGS  
APPROX. FLOOR AREA  
1296 SQ.FT.  
(120.36 SQ.M.)

75-77 High Street, West Malling, Kent ME19 6NA  
01732 87 11 11  
westmallin@khp.me

**TOTAL APPROX. FLOOR AREA 3992 SQ.FT. (370.86 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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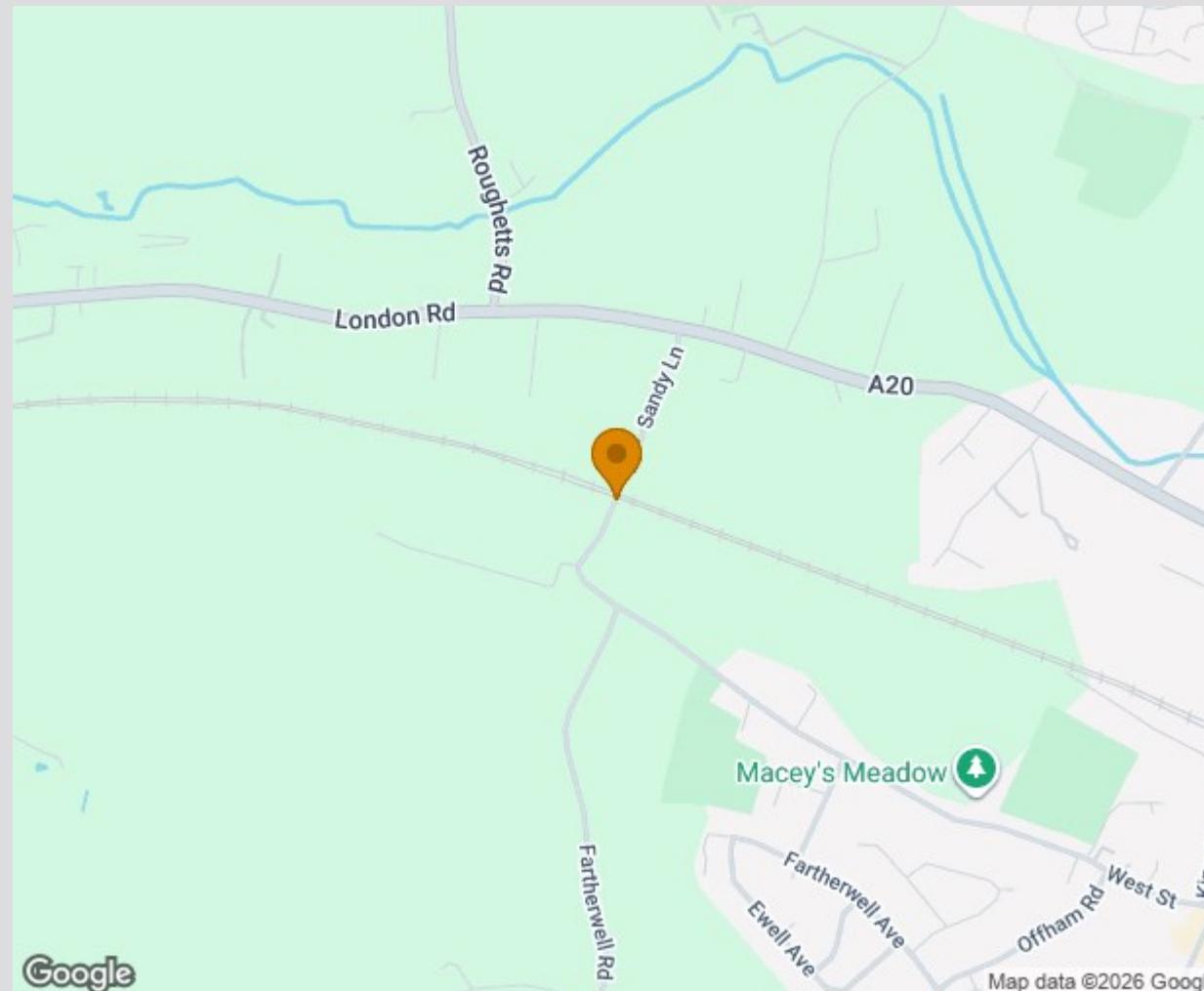
## Location Map

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](mailto:westmallings@khp.me)  
[www.khp.me](http://www.khp.me)

