



Bumblebee Cottage, 165 Well Street, East Malling, West Malling, ME19 6JP.

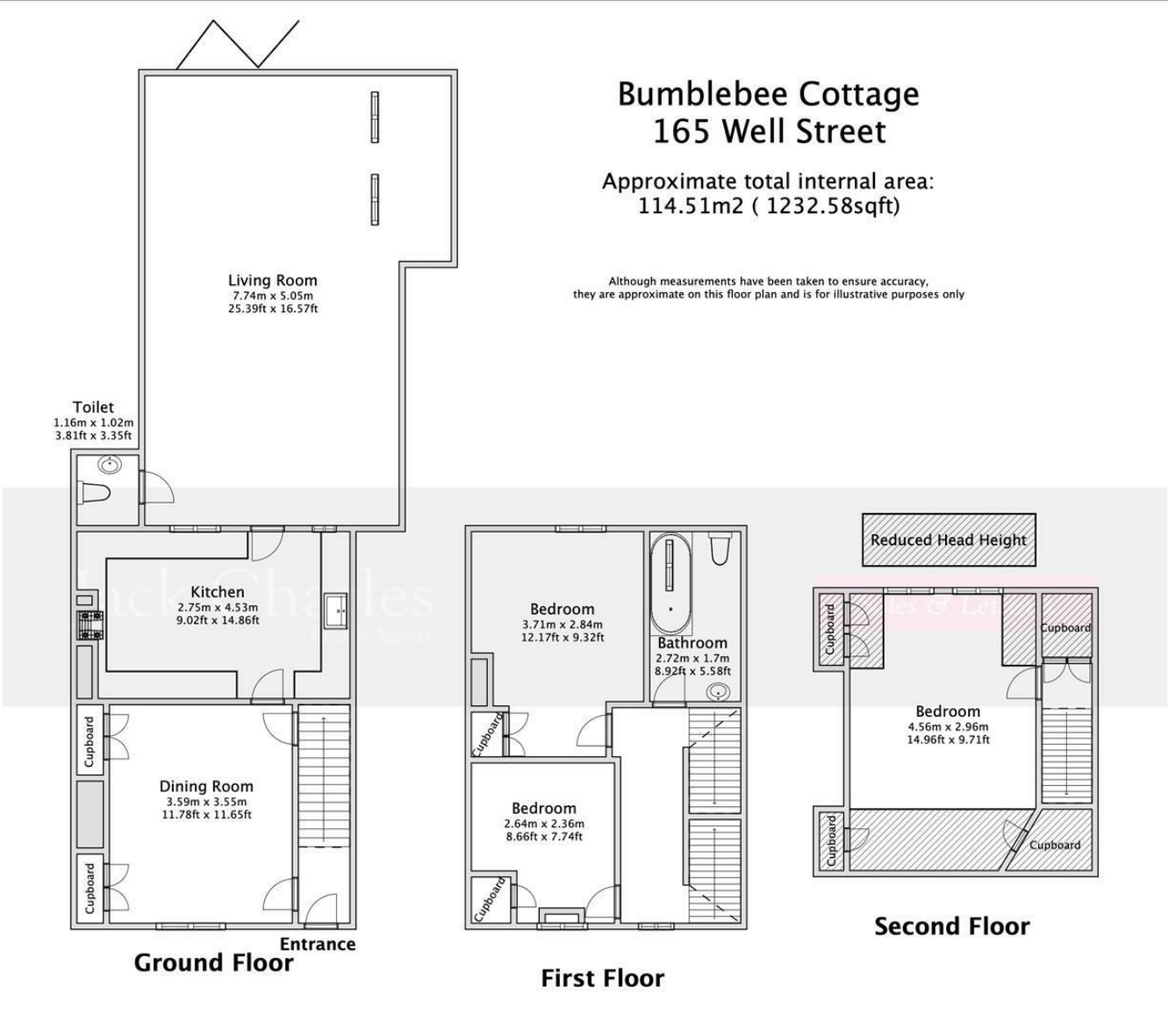
Guide Price £585,000

Jack Charles
Estate Agents

Sales & Lettings

- Pretty Extended Ragstone Cottage
- Dining Room
- Cloakroom/WC
- Three Bedrooms
- Cottage Style Kitchen
- Landscaped Gardens
- Family Bathroom
- Stunning Part Vaulted Reception Room
- Surrounded By Greenbelt Countryside

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Bumblebee Cottage is a beautiful ragstone home located in a highly desirable location surrounded by farmland between East and West Malling, both of which have mainline train stations. The property has been renovated to the highest standard and offers great flexibility.

You enter into a small lobby with stairs to the first floor and a door to the dining room. This room was previously the sitting room and offers flexibility. There is built-in carpentry to either side of the fireplace and there are lovely views over the farmland to the front. There is a good-sized modern kitchen with integrated appliances and wooden worktops, and a doorway that leads through to a super reception room. This has a partially vaulted ceiling with plenty of natural light coming in from the skylights and bi-folding doors to the rear garden. This room offers great flexibility to how it is used and also provides access to a downstairs toilet.

On the first floor there is a bright landing with doors to two bedrooms and the family bathroom - which has a roll top bath with shower, a toilet and a wash hand basin, as well as modern tiling. On the second floor there is a small landing with a cupboard and a door leading to the master bedroom, which has stunning views to the rear.

Outside, the gardens have been landscaped. The front provides a pretty cottage-style garden with attractive flower and shrub borders and to the rear is a large garden with mature borders, a path leading to the very rear and a lawned area. There are two large paved patios, one adjacent to the rear of the property and the other at the very end of the garden, offering great space for entertaining.

Location

East Malling - This village possesses a very interesting collection of period properties and a historic church. Local amenities include schools, public houses, mainline railway stations and access to the M20 motorway about 2 miles away.

West Malling is a charming market town around 1.5 miles away, with a good range of day-to-day shopping facilities, pubs and restaurants.

East Malling railway station has direct trains to London Victoria. West Malling has direct trains to London Victoria, and also London Bridge, London Waterloo East and London Charing Cross.

Tonbridge, Sevenoaks and Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as other mainline stations to London. There are a good number of well regarded state and independent schools in the area, as well as the M26/M25 motorway network, Dartford Tunnel, Channel Tunnel terminus and ports, Heathrow and Gatwick international airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.





Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

