WELL PRESENTED MEWS STYLE PROPERTY WITH A PRIVATE TERRACE

20 Douces Manor
St. Leonards Street, West Malling, Kent ME19 6UB
SET IN AN EXCLUSIVE GATED DEVELOPMENT WITH COMMUNAL GARDENS, 0.3 MILES FROM THE HIGH STREET

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Entrance Hall ◆ Two Reception Rooms & Sun Room ◆ Kitchen/Breakfast Room ◆ Cloakroom ◆ Master Bedroom with En Suite & Balcony ◆ Guest Bedroom with Juliet Balcony ◆ One Further Bedroom & Bathroom ◆ Private Terrace ◆ Allocated Garage & Parking ◆ Visitor Parking

Situation
20 Douces Manor forms part of an exclusive gated estate located opposite Manor Park Country Park and 0.3 miles of the delightful historic market town of West Malling. It provides excellent local amenities, including boutique shops, a doctors surgery, church, bank, pharmacy, news agents, Tesco Metro, cafes, restaurants, public houses, train station and country park.

- Comprehensive Shopping: West Malling (0.3 miles), Borough Green, Sevenoaks, Maidstone, Turbridge Wells and Bluewater Shopping Centre.
- Mainline Rail Services: West Malling (0.9 miles) to London Victoria/Blackfriars/Ashford International.
- Communications: The M26 at Wrotham Heath and M20 at Wrotham give excellent access to the M25, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.

Directions
From Sevenoaks, proceed in an easterly direction on the A25 through Seal village, Borough Green and St Mary's Platt. At the traffic lights at the end of this road turn right onto London Road and at the roundabout turn right onto Seven Mile Lane. Go under the bridge and take the first left onto Teston Road. Follow Teston Road through Offham village and at the end of the road turn left onto St. Leonards Street. After the turning for Manor Park Country Park turn left leading to the gated entrance for Douces Manor.

Tenure
Leasehold 999 years from 1 January 2006. Share of Freehold.
Description
20 Douces Manor is a well presented mews style property, that forms part of an exclusive gated estate, 0.3 miles from West Malling High Street. The accommodation is arranged over two floors and provides spacious living areas with a modern finish, together with a large private balcony, a Juliet balcony and a private rear terrace. There is also potential to convert the loft into living space (subject to planning permission). The property is set within 12 acres of beautiful communal parkland, with the benefit of parking and a private garage. The front of the property overlooks the pretty communal courtyard that is paved with interspersed planting.

- The entrance hall has a staircase and provides access to the cloakroom.
- The suite of reception rooms create a flexible layout, ideal for both everyday living and entertaining. The sitting room centres around the limestone fireplace and links with the sun room with double doors to the front. The dining room benefits from double doors leading out to the private terrace.
- The well presented kitchen/breakfast room is fitted with a comprehensive range of wall and base cupboards. Granite work surfaces incorporate a 1½ bowl sink. Integral appliances include a Bosch hob (with extractor over), oven, dishwasher and fridge/freezer.
- The master bedroom is arranged over the first floor with a built in wardrobe and double doors leading out to a decked balcony with an outlook over the communal grounds. Also of benefit is the en suite shower room.
- The guest bedroom also provides a built in wardrobe and a Juliet balcony overlooking open fields and the North Downs in the distance.
- There is one further bedroom and a modern bathroom.
- Douces Manor is approached via electrically operated wrought iron gates, opening to a tarmacadam drive, which sweeps around the grounds and leads to the allocated and visitor parking, and garage complex. 20 Douces Manor benefits from a single en-bloc garage with electric up and over door, power and light connected.
- 20 Douces Manor has a private paved terrace with a mixed border, enjoying both access to the communal grounds and a view over open fields.
- The estate is set within about 12 acres of wonderful communal grounds including formal gardens, parkland and woodland.

Services
Mains services connected. Gas-fired central heating via radiators. Under floor heating to the ground floor.

Outgoings

Viewing:
Strictly by appointment with Savills
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Energy Efficiency Rating

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