

FIRST FLOOR

Living (Dining Room) x 13 (12.42) m x 9.8 (2.96) m

Kitchen x 1.1 (2.28) m x 1.7 (3.57) m

Commuter x 1.7 (3.57) m x 1.7 (3.57) m

Bedroom 1 x 11.1 (3.62) m x 13.1 (4.27) m

Bedroom 2 x 11.1 (3.62) m x 13.1 (4.27) m

Bedroom 3 x 11.1 (3.62) m x 13.1 (4.27) m

Bathroom x 1.1 (2.28) m x 1.7 (3.57) m

Garden x 20.4 (6.25) m x 17.1 (5.28) m

SECOND FLOOR

Dining Room x 1.1 (2.28) m x 1.7 (3.57) m

Bedroom 1 x 11.1 (3.62) m x 13.1 (4.27) m

Bedroom 2 x 11.1 (3.62) m x 13.1 (4.27) m

Bathroom x 1.1 (2.28) m x 1.7 (3.57) m

Denotes restricted head height

Simon Miller & Company

For information only. Total = 154sqm. Approximate Area = 144sqm. Limited Use Area(s) = 144sqm.

36 King Street, West Malling, ME19
Approximate Area = 1449 sq ft / 134.6 sq m
Limited Use Area(s) = 99 sq ft / 9.1 sq m
Total = 1548 sq ft / 143.7 sq m
For identification only - Not to scale

Avicia Cottage, 36 King Street, West Malling, Kent, ME19 6QT





A fabulous Grade II Listed Period home which is believed to date back to the mid 1300's with Tudor extensions in the 1600's and a further garden room addition in 2003. This truly amazing home boasts a wealth of character features, exposed beams, Inglenook fireplace and vaulted ceilings. The present owners have continued the renovations with numerous upgrades such as :- installing a quality new kitchen, a new bathroom and downstairs cloakroom, a replaced consumer unit, amongst other impressive improvements throughout, hence the need for an internal viewing.

This home is steeped in history with the original cottage thought to have comprised just the two story building that directly fronts King Street. It was originally constructed with an oak framework which would have been filled with material such as horsehair, straw and dung....over the years this would have been duly replaced. The amazing galleried landing area is a fantastic example of this, all set within an exposed timber structure which looks very impressive when viewed. The living room boasts one of the most stunning Inglenook fireplaces with large bressumer beam and inset bread oven. Other benefits include an extension to the rear incorporating a light and airy garden room.

An enclosed garden greets you once outside which measures approximately 100 feet in length. It is well established with segregated sections, mature plants and shrubs, a flagstone patio area and pedestrian access to the front. Additionally, and a lovely feature, is a raised brick built drinking well with secure iron cover, just another reminder of what life must have been like all those years ago. Most importantly though is its close proximity to West Malling village with its fantastic array of restaurants, shops, and pubs, plus walking distance to its mainline railway station connecting trains to London and the coast.

Please contact Period Homes by Simon Miller to arrange a look inside, we know you won't be disappointed.

Freehold
EPC: D
Council Tax: D
Fibre to the Cabinet Broadband



- FLEXIBLE THREE BEDROOM ACCOMMODATION WITH ADDITIONAL MEZZANINE
- WALKING DISTANCE TO THE HIGH STREET AND TRAIN STATION

- EXPOSED BEAMS AND VAULTED CEILINGS
- AMAZING INGENOOK FIREPLACE
- APPROXIMATELY 100FT REAR GARDEN

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TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

MR0856/180615/050815/051015LE

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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