



# Blacklands

West Malling ME19 6DS

£1,500,000



COUNTRY HOMES

## West Malling ME19 6DS

A Georgian home with generous proportions, mature gardens and a two-bedroom annexe, located in East Malling, West Malling.

Blacklands has the sort of presence that comes from a house with a long history. Set behind a broad gravelled approach and framed by mature trees, this handsome home retains the high ceilings and period character that make Georgian houses so appealing. Its rooms are generous and full of natural light, with space to gather together and quieter places to retreat to.

The house was extended in around 1840 by Robert Tassell, a noted naturalist. That history is part of its character, but Blacklands has also been a much-loved family home for more than 30 years. The accommodation has a pleasing sense of scale throughout, with a choice of reception rooms and a layout that can adapt as family life changes.

Outside, the established gardens give the house privacy and a lovely green outlook. The two-bedroom annexe to the rear adds a further dimension, whether for relatives, guests or a more independent place to work.

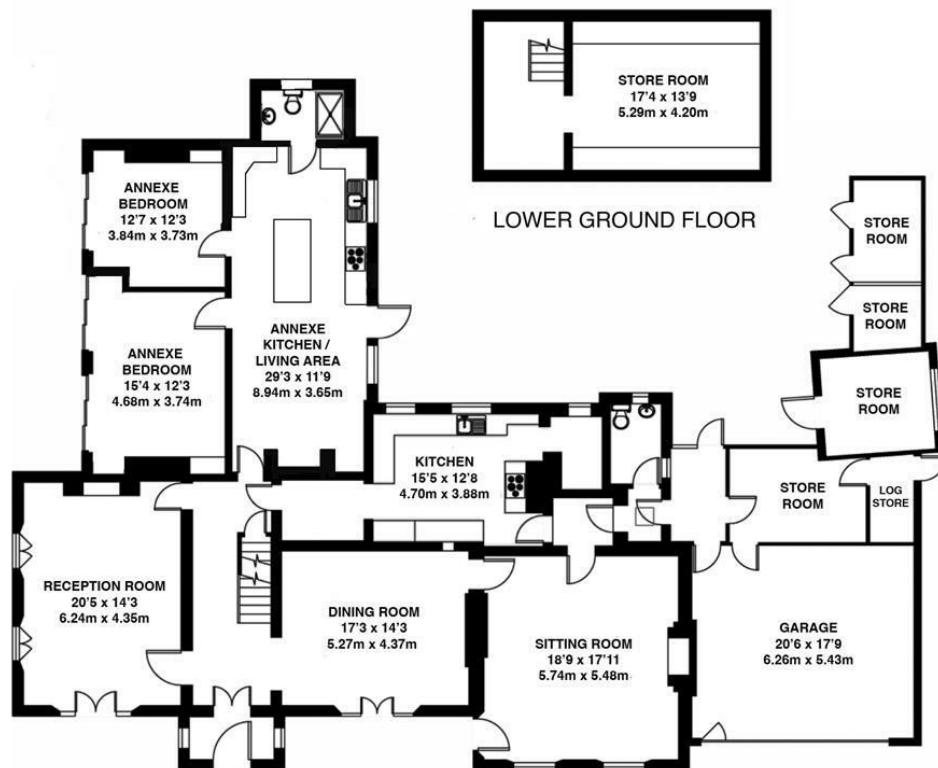
Homes of this age often ask their owners to choose between character and practical space. Blacklands offers both, in a setting that feels wonderfully settled. The current owners have replaced the roof, and re-wired the property, meaning those costly updates have recently been done.

This character property is formed of 8 Bedrooms, 5 Reception Rooms, 4 Bathrooms, all of which feature typical Georgian stylings of high ceilings, bright Hallways and plenty of space.

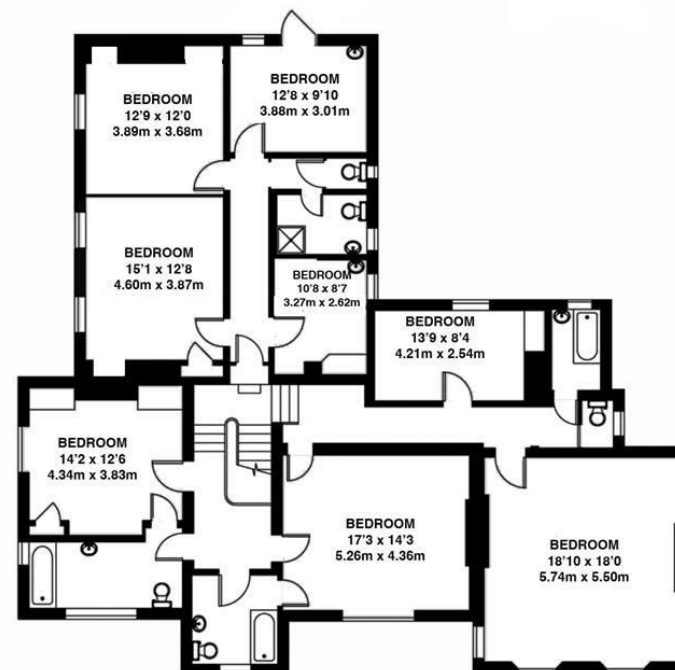
If you are fond of History and want a home which benefits from space and plenty of living areas, then this property in East Malling is worth viewing. Give our West Malling Team a call on 01732871111 to book today.

- Classic Late-Georgian Period Residence
- Grade 2 Listed
- Property was extended circa 1840 by Robert Tassell
- 1 Acre Plot
- Gated Driveway
- 8 Bedrooms
- 5 Reception Rooms
- 2 bed Annex
- Stream along the southern border of the property
- Viewing Highly Recommended





GROUND FLOOR

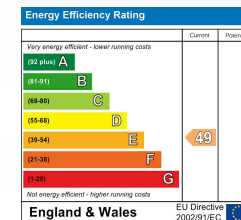


FIRST FLOOR

**TOTAL APPROX. FLOOR AREA 5796 SQ.FT. (538.50 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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75-77 High Street, West Malling, Kent ME19 6NA

01732 87 11 11

westmalling@khp.me





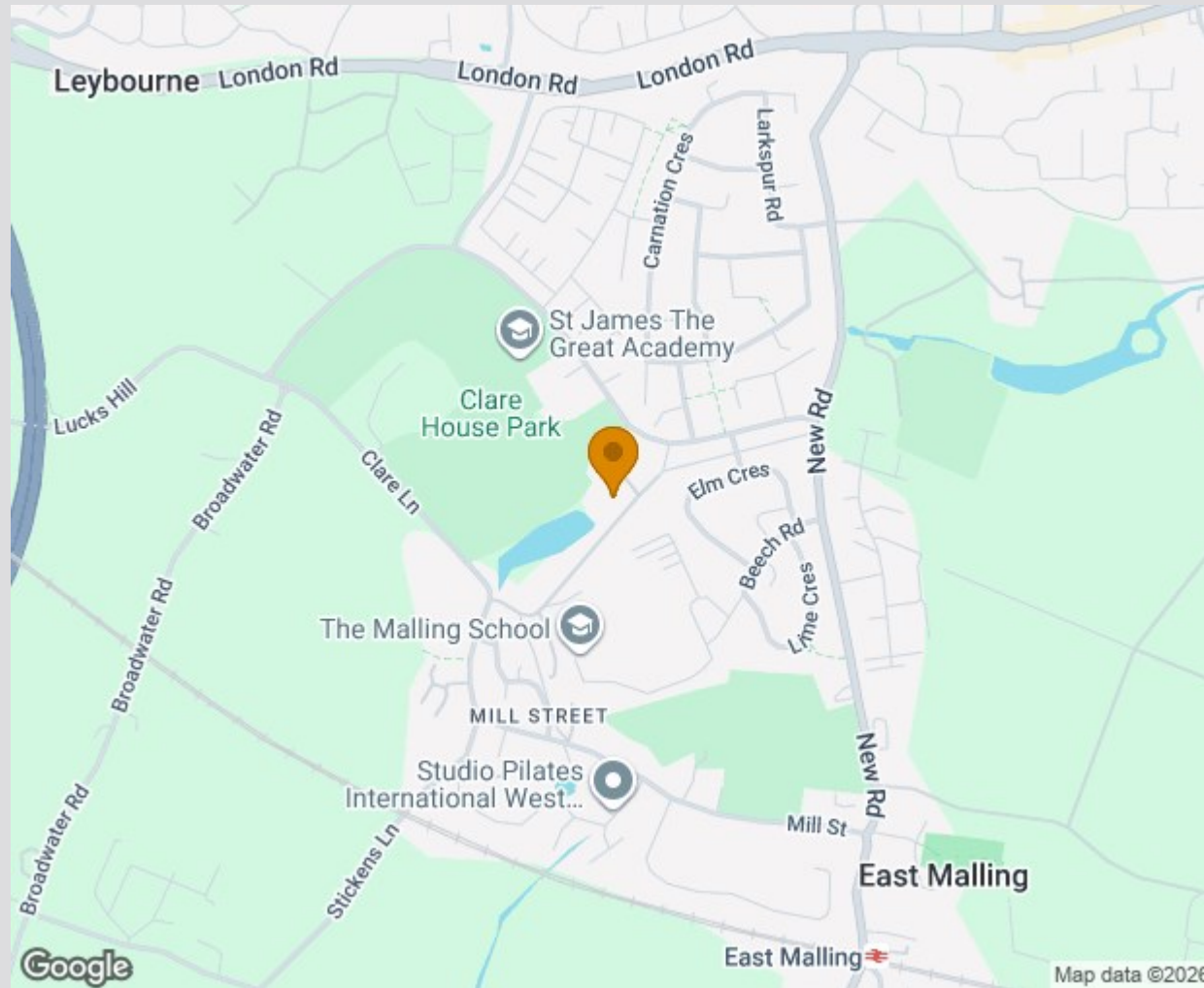
## Location Map

Tenure: Freehold

Council tax band: H

### AML WM

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)



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