



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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Charlotte Drive
West Malling ME19 4GU
Guide Price £925,000

Tenure: Freehold

Council tax band:



Looking to upsize?

This impressive and beautifully presented six-bedroom detached home is the perfect choice for anyone seeking more space. Offering five generous double bedrooms and a versatile single bedroom ideal as a study, nursery or guest room, this exceptional family home deserves a place at the top of your viewing list.

Spanning over 3,200 sq ft, the property has been thoughtfully designed to meet the needs of modern family living. At its heart is a spacious open-plan kitchen/dining room, providing the ideal space for everyday life, entertaining guests or simply enjoying additional workspace. Bi-fold doors open directly onto the low-maintenance rear garden, creating a seamless connection between indoor and outdoor living. The ground floor also benefits from a utility room, a cloakroom/WC, a generous lounge and a separate formal dining room.

The first floor offers four bedrooms, including the impressive principal suite, complete with a dressing room and en-suite shower room. Bedroom two benefits from fitted wardrobes, while a spacious landing and a contemporary family bathroom complete this level.

The second floor provides two further double bedrooms, both with fitted storage. One of these bedrooms also enjoys the added luxury of its own en-suite, making it an ideal guest suite or space for older children.

Externally, the property boasts a generously sized rear garden for Kings Hill, designed for low-maintenance enjoyment. To the front, there is ample off-road parking via a driveway for multiple vehicles, along with an attached double garage, which can be accessed integrally via the kitchen.

- 6 Bedrooms
- Detached
- Double garage and Driveway
- Open plan kitchen diner
- 2 Ensuites
- Large Kitchen Island
- Low maintenance rear garden
- Downstairs W/C
- Utility room
- Over 3200SQFT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

ADDITIONAL INFORMATION

Freehold
 Kings Hill Management Charge for 2026 - £462pa
 Built in 2007
 Council Tax Band - G
 EPC Rating -

LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

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.

