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Discovery Drive  
Kings Hill ME19 4DS  
Offers Over £850,000

Tenure: Freehold

Council tax band: G





GUIDE PRICE - £850,000-£875,000. \*IMMACULATELY PRESENTED\* \*LARGER THAN AVERAGE PRIVATE REAR GARDEN\* \*DOUBLE GARAGE & GOOD PARKING AMENITIES\* \*FIRST TIME ON THE MARKET SINCE NEW\*

This detached family home is situated in a very convenient location with easy access to all local amenities such as Liberty Square shops, Kings Hill Golf Course, secondary school pick up points and on site primary schools.

Internally the ground floor of this property comprises spacious entrance hall, sitting room, second reception room, study, open plan kitchen/dining room, utility room and cloakroom. To the first floor you will find 5 bedrooms (all benefitting from built in wardrobes), two are ensuite and there is a main family bathroom.

Externally the property occupies a great plot. There is a double garage (with electric doors, personal door to garden and a extensive eaves storage), driveway and further hard standing to the front and the rear is a distinct feature of the home - a beautifully mature and well screened garden with patio area, well kept lawn and 2 large sheds and side gate to front of property.

- Detached House
- Immaculate Condition Throughout
- Double Garage and Good Parking Amenities
- Larger Than Average Rear Garden
- Open Plan Kitchen, Dining & Family Room
- 3 Reception Rooms
- 5 Bedrooms (With Built in Wardrobes to All Rooms)
- 2 Ensuities, Bathroom & Cloakroom
- Convenient Location Close to Amenities, Woodland Walks & Discovery School

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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.

ADDITIONAL INFORMATION

Freehold  
Kings Hill Management Charge for 2025 - £444pa.  
Built by David Wilson Homes in 2000  
Council Tax Band G  
EPC Rating C  
Alarmed  
Worcester Boiler - serviced annually  
New radiators in 2023

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

