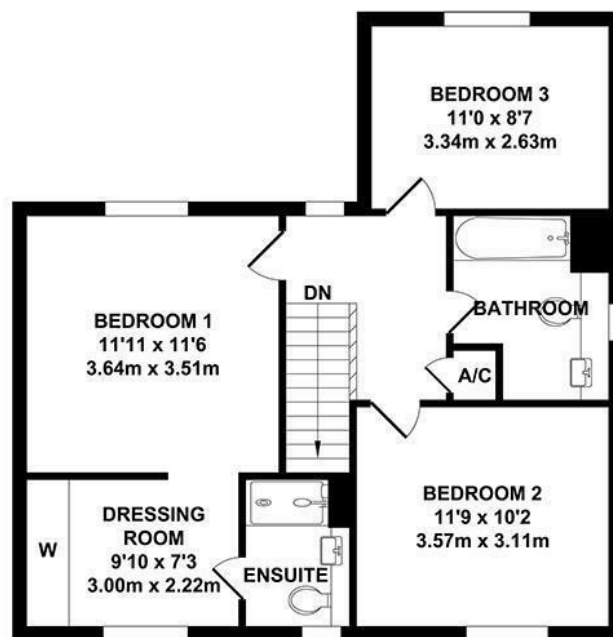


GROUND FLOOR  
APPROX. FLOOR AREA  
614 SQ.FT.  
( 57.00 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
614 SQ.FT.  
( 57.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 1227 SQ.FT. (114.00 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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01732 522 822  
info@khp.me



Target Grove  
Kings Hill ME19 4YS  
Guide Price £575,000

Tenure: Freehold

Council tax band: G



**\*\*GUIDE PRICE \*\*£575,000 - £600,000 \*\* GREAT SIZE GARDEN FOR KINGSHILL\*\***

This well presented 3 Bedroom detached family home is situated in Bellways new Blenheim Green development. The location of this home suits all walks of life, with the lovely linear park located a stone throw away as well as only a 10 minute walk away from the main square.

The 3 bedroom home is situated over two floors, and is a sizable 1227sqft. The property that is also known as a "Jupiter" model, is one of Bellways most popular styles, with a generous sized living room, open plan kitchen diner, downstairs toilet, 3 double bedrooms, one of which is the main bedroom that has the "wow factor" with its walk in wardrobe and high specification ensuite shower room. The property also has a family bathroom and storage units throughout the property.

Externally, the property has substantial plot and side access to the single car barn and driveway.

- 3 Bedroom Detached house
- Great size garden
- Walk in wardrobe
- Open Plan Kitchen diner
- Close to the linear park
- Close to local amenities
- 9 Years NHBC Warranty outstanding
- Ensuite, family bathroom and downstairs toilet
- 1.7 miles away from West Malling Train station (Main line train station)
- CALL TO VIEW NOW

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating							
Current	Potential	Current	Potential						
<div><div></div><div>Very energy efficient - lower running costs</div><div>(92 plus) <b>A</b></div><div>(81-91) <b>B</b></div><div>(69-80) <b>C</b></div><div>(55-68) <b>D</b></div><div>(43-54) <b>E</b></div><div>(31-42) <b>F</b></div><div>(1-20) <b>G</b></div><div>Not energy efficient - higher running costs</div></div> <div><div></div><div>84</div><div>94</div></div> <tr><td colspan="2"><b>England &amp; Wales</b></td><td colspan="2"><b>England &amp; Wales</b></td></tr> <tr><td colspan="2">EU Directive 2002/91/EC</td><td colspan="2">EU Directive 2002/91/EC</td></tr>		<b>England &amp; Wales</b>		<b>England &amp; Wales</b>		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>							
EU Directive 2002/91/EC		EU Directive 2002/91/EC							

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating											
Current	Potential	Current	Potential										
<div><div></div><div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div><div>(92 plus) <b>A</b></div><div>(81-91) <b>B</b></div><div>(69-80) <b>C</b></div><div>(55-68) <b>D</b></div><div>(43-54) <b>E</b></div><div>(31-42) <b>F</b></div><div>(1-20) <b>G</b></div><div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div></div> <tr><td colspan="2"></td><td colspan="2"></td></tr> <tr><td colspan="2"><b>England &amp; Wales</b></td><td colspan="2"><b>England &amp; Wales</b></td></tr> <tr><td colspan="2">EU Directive 2002/91/EC</td><td colspan="2">EU Directive 2002/91/EC</td></tr>						<b>England &amp; Wales</b>		<b>England &amp; Wales</b>		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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EU Directive 2002/91/EC		EU Directive 2002/91/EC											



**LOCAL INFORMATION FOR KINGSHILL**

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.  
Local Estate Charge - £ 194 pa  
Built by Bellway in 2024  
NHBC Warranty still applies (9 Years left)  
Council Tax Band - G  
EPC Rating -

