



TOTAL APPROX. FLOOR AREA 2152 SQ.FT. (199.90 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



Rougemont
Kings Hill ME19 4QD
Guide Price £850,000

Tenure: Freehold

Council tax band: G



****NO ONWARD CHAIN** ** GOLF COURSE VIEWS ** **ABUNDANCE OF NATURAL LIGHT****
A contemporary home with fantastic views to the front over Kings Hill Golf Course. The property forms part of a private CUL DE SAC and is arranged over 3 floors.

The ground floor comprises spacious entrance hall with integral access into the double garage, large bedroom with bespoke fitted wardrobes, bathroom which has under floor heating installed and further bedroom with doors leading onto the garden.

To the first floor you will find large living room with SOUTH FACING balcony over looking the golf course, cloakroom, contemporary kitchen and family/dining area with beautiful vaulted ceiling and BI-FOLDING doors leading onto the south facing TERRACE which offers lovely front views to the golf course and rear staircase to the garden. You will find the main bedroom suite located on the 2nd floor which benefits from having it's own bathroom with separate shower and under floor heating installed, study area and fitted wardrobes.

Externally the property offers a landscaped rear garden, double garage, front garden facing the Golf Course and driveway for 3-4 vehicles.

- Contemporary Detached House
- GOLF COURSE VIEWS
- Enjoys Abundance of Natural Light
- Recently Replaced Kitchen into Family/Dining Room
- Terrace Balcony with Steps to Rear Garden
- Double Garage & Driveway
- 3 Large Bedrooms
- 2 Bathrooms & Cloakroom
- NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) 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



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION

Freehold
EPC Rating C
Council Tax Band G
Double Glazing
Kings Hill Management Charge - £444pa
Local Estate Charge - £450pa
Under floor heating throughout the property
New boiler 2016
New kitchen in 2024
Electric under floor heating in all bathrooms as well as radiators
Built by Sunley Homes in 2003

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.

