



TOTAL APPROX. FLOOR AREA 2116 SQ.FT. (196.56 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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Rougemont
Kings Hill ME19 4QD
Open To Offers £875,000

Tenure: Freehold

Council tax band: G



****FAR REACHING GOLF COURSE VIEWS** ** NO ONWARD CHAIN ** **IMPRESSIVE CONTEMPORARY DESIGN****
This stunning home is a fine example of contemporary excellence. High ceilings. Copious amounts of glazing that frame the attractive views and welcome in an abundance of NATURAL LIGHT. Boasting an enviable golf course view. Not to mention the peace and quiet of being located on a private NO THROUGH ROAD.

Internally the accommodation is arranged over three floors comprises spacious entrance hall with integral access into the double garage, a large bedroom with fitted wardrobes, bathroom and third bedroom (which is currently being used as a studio but benefits from built in/pull down double bed) with doors leading onto the garden.

To the first floor you will find beautifully bright living room with balcony over looking the golf course, cloakroom, OPEN PLAN kitchen/dining/family area with log burner and doors leading on to a composite decked SOUTH FACING TERRACE which offers lovely views and access into the garden via external stairs.

To the second floor is the main bedroom with fitted wardrobes, lovely views, bathroom, study/studio area and landing built in cupboards.

Externally the property offers a wild flower front garden, landscaped rear garden, fabulous roof terrace balcony, double garage with one electric up and over door and private driveway.

- Contemporary Detached House (In excess of 2100sqft)
- Impressive Feeling of Space & Natural Light
- Fantastic Golf Course Views
- Front & Rear Gardens, Roof Terrace & Balcony
- 3 Large Bedrooms
- 2 Bathrooms & Cloakroom
- Contemporary Kitchen/Diner/Family Room with Log Burner & Roof Terrace
- Beautifully Bright Sitting Room
- Double Garage & Driveway
- 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, "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 - £450pa
Under Floor Heating
Built by Sunley Homes in 2003
Council Tax Band G
EPC Rating C
Double Glazing

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.

