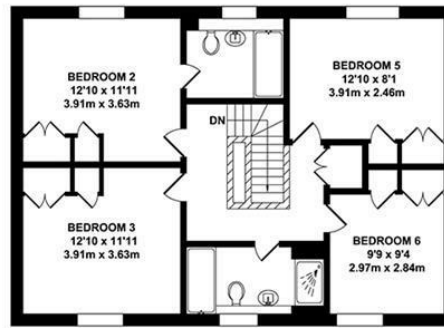
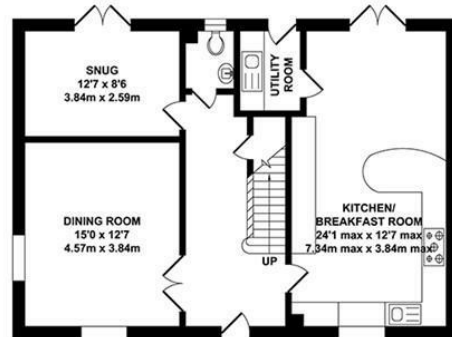


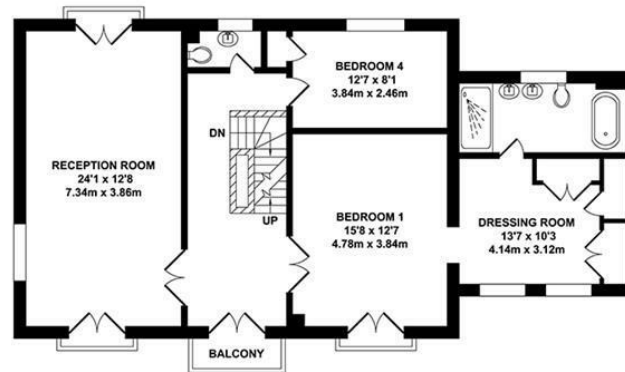
OUTBUILDING  
APPROX. FLOOR AREA  
314 SQ.FT.  
(29.20 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
826 SQ.FT.  
(76.78 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
826 SQ.FT.  
(76.78 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
1123 SQ.FT.  
(104.34 SQ.M.)

TOTAL APPROX. FLOOR AREA 3090 SQ.FT. (287.10 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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Greensleeves Way  
Kings Hill ME19 4BJ  
Guide Price £975,000

Tenure: Freehold

Council tax band: G





This handsome and impressively spacious Georgian style home (in excess of 3000sqft) is conveniently located for easy access to all of Kings Hill's amenities. Stylishly appointed throughout and boasting a wonderfully mature rear garden - quite the sanctuary to escape in to!

Internally the accommodation is set over three floors and boasts flexible living. The ground floor offers a spacious entrance hall, dining room, kitchen/breakfast room, utility room, cloakroom and study.

To the first floor is an open landing with French doors to Juliet balcony, large sitting room, cloakroom, bedroom 6 (currently used as a further study) and a main bedroom suite with dressing room and large en-suite. To the second floor are four further bedrooms (one with en-suite and all with fitted wardrobes) and a family bathroom.

Externally to the front there is an enclosed front garden, driveway for 4 cars and double garage (with one electric roller door). To the rear is your own little piece of heaven. The rear garden is a distinct feature of this home and boasts a great deal of privacy and the enjoyment of a mature selection of trees and shrubs.

- Link Detached Family Home
- Double Garage & Driveway
- Stylish Interior Decor
- Beautifully Mature Rear Garden
- Centrally Located to All Local Amenities
- 6 Bedrooms
- 2 Ensuites, Bathroom & 2 Cloakrooms
- Kitchen/Diner
- 3 Reception Rooms

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	78	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



ADDITIONAL INFORMATION  
Freehold  
Council Tax Band G  
EPC Rating C  
Double Glazing  
Gas Central Heating  
Kings Hill Management Charge - £440pa  
Local Estate Charge - None  
Built by Countryside to their Sheridan design

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.

