

TOTAL APPROX. FLOOR AREA 1856 SQ.FT. (172.43 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 misstatement. 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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**Atlas Close**  
Kings Hill ME19 4PS  
Guide Price £650,000

ATLAS CLOSE  
Tenure: Freehold  
Council tax band: G

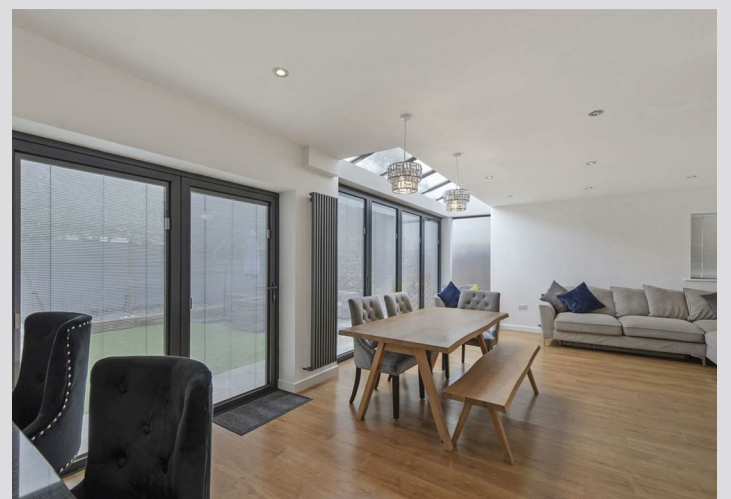


A superb five bedroom detached family home forming part of a small development close to Discovery School, Kings Hill Sports Park and woodland walks. Single Garage and driveway for 2 cars in tandem. The property boasts a corner plot and is immaculately presented throughout.

Internally the accommodation comprises entrance hall, cloakroom, reception room, study, large open-plan kitchen/dining/family room with bi-folding doors leading to rear garden and utility room. To the first floor there is a galleried landing area, five good size bedrooms with bedroom 1 & 2 boasting en suite facilities and a main bathroom. Bedroom 5 is currently used as a dressing room and the bespoke wardrobes can remain.

Externally there is a landscaped rear garden with mature shrubs to the rear border. To the side, accessed directly from the utility room, there is a driveway for up to two cars and a single garage.

- Detached Home
- A Short Walk from Discovery School, Woodland Walks & Sports Park
- Open Plan Kitchen, Dining & Family Room
- Separate Living Room & Study
- Family Bathroom, Two En Suites & Cloakroom
- Landscaped Rear Garden
- Garage & Driveway



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	89	82	91

Energy Efficiency Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).



#### LOCAL INFORMATION

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 amongst 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 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 (for details [seekingshill.viat.org.uk](http://seekingshill.viat.org.uk), [kingshillschool.org.uk](http://kingshillschool.org.uk) and [discovery.kent.sch.uk](http://discovery.kent.sch.uk)) 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 with range of classes and activities, 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  
 Kings Hill Management Charge for 2025 - £444pa.  
 Local Estate Charge - £[ ]pa  
 Built by Taylor Wimpey in [ ]  
 Council Tax Band -  
 EPC Rating -

#### 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.

