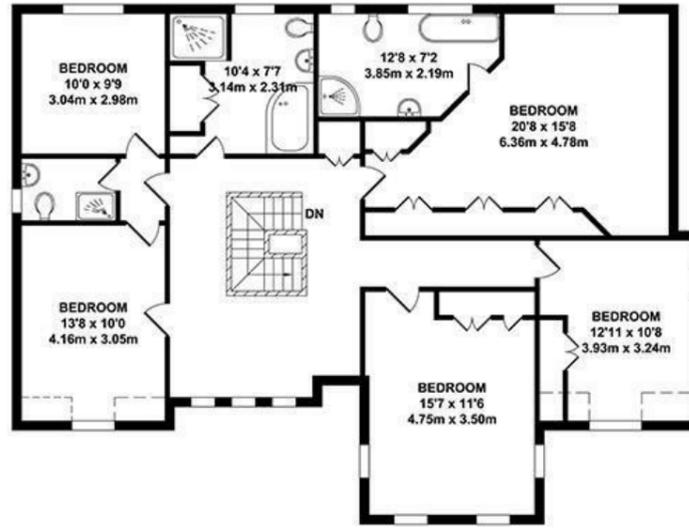


GROUND FLOOR
APPROX. FLOOR AREA
1412 SQ.FT.
(131.14 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1346 SQ.FT.
(125.04 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
320 SQ.FT.
(29.75 SQ.M.)

TOTAL APPROX. FLOOR AREA 3078 SQ.FT. (285.93 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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Stirling Road
West Malling ME19 4RD
Offers In The Region Of £1,250,000

Tenure: Freehold

Council tax band: G



****COMPLETE CHAIN****

This rarely available five-bedroom detached home is located in an incredibly sought-after position on Phase 1 of Kings Hill, offering a generous plot, peaceful surroundings, and the added benefit of no service charges.

Set across two spacious floors, the true scale and setting of this property can only be fully appreciated through a viewing, which is highly recommended at your earliest convenience.

The ground floor features a welcoming and impressive entrance hallway, a formal dining room, a dedicated home office, a downstairs WC, and a spacious living room complete with a characterful mantelpiece. To the rear of the property is a large open-plan kitchen and dining area, ideal for family living and entertaining, complemented by a separate utility room.

On the first floor, a generous landing leads to five double bedrooms, with fitted wardrobes in four rooms. The principal bedroom benefits from fitted wardrobes and an en-suite, while the layout also includes a Jack and Jill bathroom and a well-appointed family bathroom.

Externally, the property enjoys a large rear garden backing onto woodland, providing a peaceful outlook and additional privacy. To the front, there is a driveway providing parking for multiple vehicles, along with a double garage.

- Detached
- 5 Bedrooms
- Phase 1
- NO SERVICE CHARGES
- Large driveway
- Great plot
- Double garage
- COMPLETE CHAIN
- Close to amenities
- Sought after location



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(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	

Very energy efficient - lower running costs
 Very environmentally friendly - lower CO₂ emissions
 Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
 England & Wales EU Directive 2002/91/EC

ADDITIONAL INFORMATION

Freehold
 Phase 1 - No service charges
 Council Tax Band -
 EPC Rating -

Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

