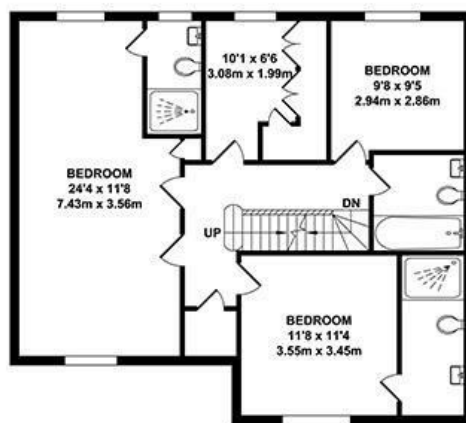
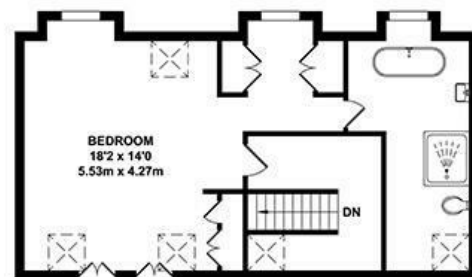


GROUND FLOOR
APPROX. FLOOR AREA
1234 SQ.FT.
(114.68 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
854 SQ.FT.
(79.38 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
557 SQ.FT.
(51.78 SQ.M.)

TOTAL APPROX. FLOOR AREA 2646 SQ.FT. (245.84 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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Pixie Walk
Kings Hill ME19 4NW
Guide Price £830,000

Tenure: Freehold

Council tax band: G



A BEAUTIFULLY presented 5 bedroom detached home fronting an attractive walk way and boasting the cricket ground a stones throw to the side. DOUBLE GARAGE and driveway to the rear. STUNNING LOFT CONVERSION. Conveniently located for Discovery School, Kings Hill Sports-Park and woodland walks.

Internally the accommodation comprises a spacious entrance hall, cloakroom, living room, study, open-plan kitchen/dining/family room with doors leading to rear garden and utility room with integral door into the double garage. To the first is a huge bedroom 2 with ensuite, bedroom 3 is also ensuite, two further bedrooms (one being used as a dressing room at present) and a family bathroom. To the second floor is the most fabulous loft converted space providing a generous main bedroom suite with a selection of bespoke built in storage, a dressing area and a large ensuite.

Externally to the rear there is a landscaped garden, double garage with electric doors and driveway (accessed via Clarence Way).

We recommend viewing at your earliest convenience to appreciate the location and wonderful space and features this home has to offer.

- Detached House (2650sqft)
- Beautiful Condition Throughout
- Quiet Walkway Location
- Close to Discovery School, Cricket Ground & Woodland Walks
- Open Plan Kitchen/Diner
- 2 Reception Rooms
- 5 Bedrooms
- 3 Ensuited, Bathroom & Cloakroom
- Double Garage & Driveway

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	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	
(48-54) E		(48-54) E	
(39-47) F		(39-47) F	
(31-38) G		(31-38) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 (Gateway) - £374pa
Built by Bellway in 2015
Council Tax Band G
EPC Rating B

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.

