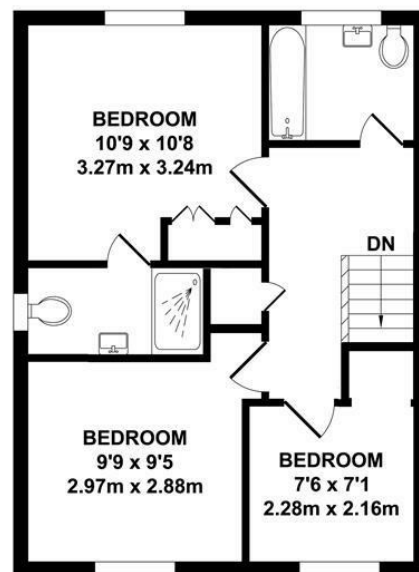


GROUND FLOOR
APPROX. FLOOR AREA
656 SQ.FT.
(60.94 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
429 SQ.FT.
(39.86 SQ.M.)

TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.80 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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Pippin Way
Kings Hill ME19 4FQ
Guide Price £525,000

Tenure: Freehold

Council tax band: F



An attractive detached home in the sought after Phase 1 of Kings Hill. Located in a quiet spot just a stones throw from Pippin Green and a foot path that accesses lovely walks around the Golf Course. The property boasts a mature, WEST FACING rear garden that enjoys a good degree of PRIVACY.

Internally the property comprises entrance hall, open plan kitchen/breakfast room, large utility room (a portion of the garage has been converted), dining room, living room and cloakroom. To the first floor is the main bedroom with built in wardrobes and ensuite, two further bedrooms and main bathroom.

Externally there is pleasant rear garden that enjoys a sunny, west facing aspect. To the front is a private driveway, comfortably accommodating 2 vehicles and a large frontage, planted as a "Bee friendly" flower meadow. There is of course access to remaining part of the garage by up and over door.

- Detached House
- Sought After Phase 1 Location
- Stones Throw from Pippin Green & Golf Course Walks
- Kitchen/Breakfast Room
- Large Utility Room
- Two Reception Rooms
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Private, West Facing Rear Garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO₂ emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(43-54) E		(55-68) D	
(31-42) F		(43-54) E	
(1-30) G		(31-42) F	
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



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
Local Estate Charge - N/A as Phase 1
Built in 1996
Council Tax Band F
EPC Rating - TBC

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.

