

**TOTAL APPROX. FLOOR AREA 2043 SQ.FT. (189.84 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 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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**Francis Lane**  
Kings Hill ME19 4GX  
Offers In The Region Of £695,000

Tenure: Freehold

Council tax band: G



An impressive detached family home occupying a prominent position within a quiet cul-de-sac, ideally located close to woodland walks, Kings Hill Sports Park and within walking distance of The Discovery School.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, a spacious sitting room with French doors opening onto the garden, and a superb kitchen/breakfast room with patio doors leading outside, creating an ideal space for modern family living and entertaining. A separate utility room and a formal dining room to complete the ground floor accommodation.

On the first floor, the impressive principal bedroom benefits from a large en-suite bathroom featuring both a whirlpool bath and separate shower, together with his-and-hers wardrobes. Two further double bedrooms and a well-appointed family bathroom are also located on this floor.

The second floor offers two additional large double bedrooms and a contemporary shower room, making it an ideal space for older children, guests or home working.

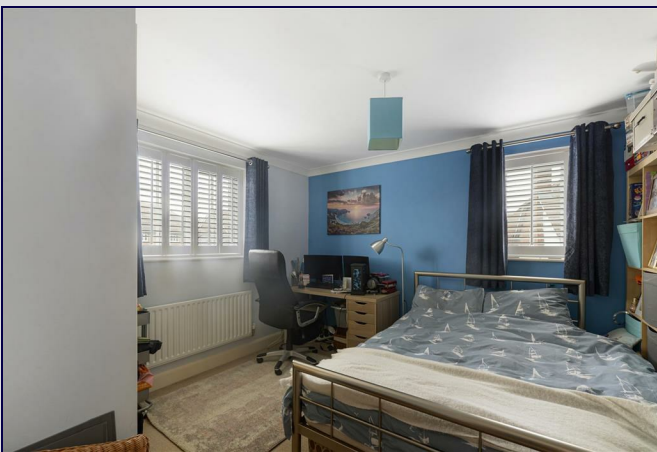
Externally, the property enjoys a generous west facing corner plot, providing a rear and side garden, with great levels of privacy. To add to its charm, there is a gazebo providing a tranquil setting that aligns perfectly the properties features. Furthermore, the home includes a detached double garage and driveway parking for two vehicles.

- Detached House
- Versatile Family Accommodation
- 5 Double Bedrooms
- 3 Bathrooms
- Kitchen /breakfast room and a separate dining room
- New boiler! (Installed in 2025)
- Discovery School Catchment Area
- Close to Woodland Walks
- Double Garage & Driveway for two cars
- Corner plot with neighbours at a distance!



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	84	72	73

England & Wales EU Directive 2002/91/EC



### LOCAL INFORMATION FOR KINGS HILL

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 among 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 bus service 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 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, 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

Council Tax Band G,  
 UPVC Double Glazing  
 Kings Hill Management Charge - £444pa  
 Local Estate Charge (McArthur Park) - £295pa (approximate figure)  
 Alarmed

### 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.

