



**TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.88 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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**Pecham close**  
Kings Hill ME19 4SB  
Guide Price £450,000

Tenure: Freehold

Council tax band: F





GUIDE PRICE £450,000-£475,000 - A modern, extremely SPACIOUS home set over 3 floors. Boasts the IMPRESSIVE FEATURE of the entire top floor being a main bedroom suite and ROOF TERRACE. 3 BATHROOMS!!!! GARAGE and driveway. Looks out to a lovely GREEN SPACE/play park. This home is a must view to appreciate location, unique features and wonderful space on offer!

Internally the accommodation comprises entrance hall, modern kitchen with integral appliances, cloakroom and spacious living/dining room with doors to the easy to maintain garden. The ground floor boasts attractive Amtico flooring throughout. To the first floor are two double bedrooms and two bathrooms. To the second floor is an impressive main bedroom with built in wardrobes, ensuite shower room and a large, private terrace with views over the roof tops.

Externally the walled rear garden is a modest size and enjoys full privacy. To the side is a single garage with parking in front of it. Another great feature of this location is the abundance of visitor parking around Ruton Square.

- Spacious Semi-Detached Townhouse (Just Under 1500sqft)
- Very Modern Decor and Finishes
- Fabulous Roof Terrace with Far Reaching Views
- 3 Double Bedrooms
- 2 x Ensuited, Bathroom & Cloakroom
- Boasts an Attractive Play Park to the Front
- Easy Access to Shops, Amenities & Train Station
- Garage, Driveway & Lots of Visitor Parking

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	93	(92 plus) A	
(81-91) B	84	(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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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 2024 - £432pa  
Local Estate Charge - £300pa  
Built by Countryside in 2018  
Remaining NHBC Warranty  
Council Tax Band F  
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.

