



TOTAL APPROX. FLOOR AREA 2203 SQ.FT. (204.69 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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Clarence Way
Kings Hill ME19 4QT
Offers Over £725,000

Tenure: Freehold

Council tax band: G



An IMPRESSIVE 5 double bedroom detached house offered in EXCELLENT CONDITION throughout. ****DOUBLE GARAGE**** **** SOLAR PANELS**** *****A" Rated EPC****

Located short walk from the Cricket Green and walking distance to Discovery School and local woodlands.

Arranged over two floors the accommodation comprises of entrance hall, cloakroom, sitting room, study and a modern open plan kitchen/diner/family room and utility room. To the first floor there is a main bedroom with built in wardrobes and ensuite, second bedroom also with ensuite, three further bedrooms and a main bathroom.

Externally the property offers a landscaped rear garden, access from the garden to its double garage (with power and light) and driveway.

- Detached Home
- Double Garage & Driveway
- Spacious Kitchen/Diner/Family Room
- 2 Reception Rooms
- Utility Room
- 5 Bedrooms
- 2 Ensuites, Bathroom & Cloakroom
- Walking Distance to Cricket Green, Discovery School & Woodlands
- Landscaped Rear Garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	99	99	Very environmentally friendly - lower CO ₂ emissions		
(95-plus) A			(92-plus) A		
(91-95) B			(81-91) B		
(89-90) C			(69-80) C		
(85-88) D			(55-68) D		
(78-84) E			(39-54) E		
(71-77) F			(21-38) F		
(1-70) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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, 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

Freehold
Council Tax Band G
EPC Rating A
UPVC Double Glazing
Plantation Shutters Included
Kings Hill Management Charge - £444pa
Local Estate Charge (Gateway) - £391pa
Built by Bellway in 2015
Garage has electric supply to it.
Solar panels with battery storage. Excess energy is sold back to the grid via Octopus Energy.

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.

