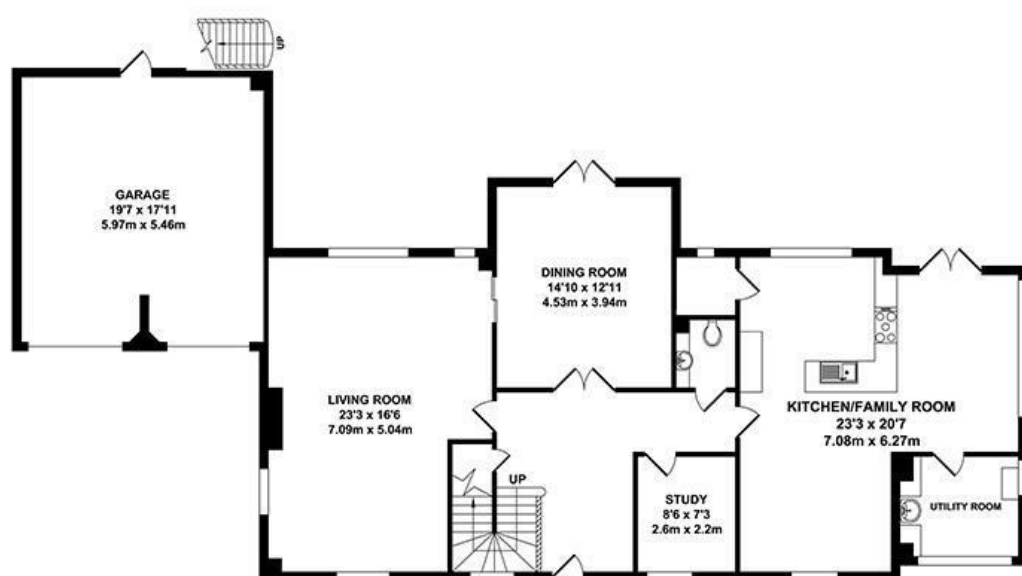
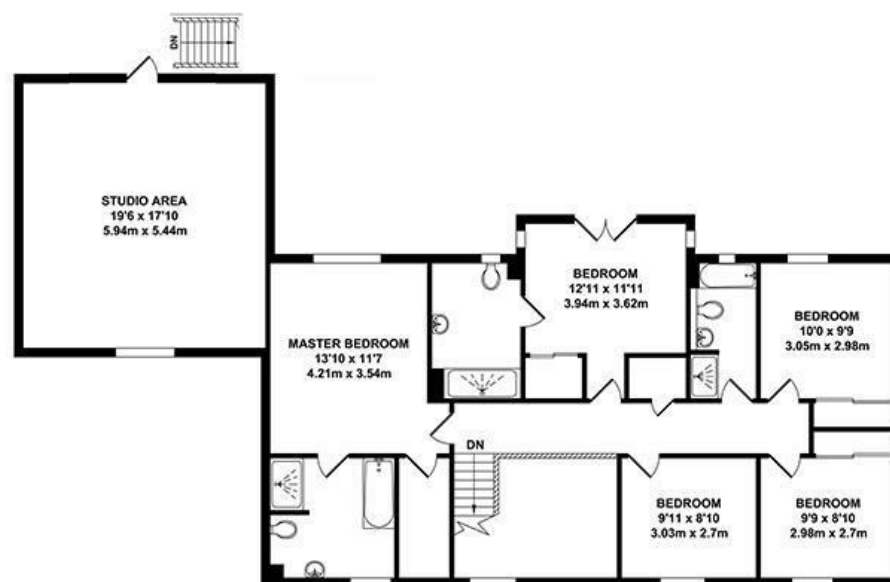




GROUND FLOOR
APPROX. FLOOR AREA
1685 SQ. FT.
(156.54 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
1574 SQ. FT.
(146.26 SQ. M)

TOTAL APPROX. FLOOR AREA 3259 SQ.FT. (302.8 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.
Zone Media ©2024



01732 522 822
info@khp.me



Shoemith Lane
Kings Hill ME19 4FF
Offers Over £1,000,000

Tenure: Freehold

Council tax band: G



Externally there is a beautifully landscaped garden, large feature decked seating terrace with pergola and mature screening. The garden extends beyond the full width of the property with a surprising large area to the far side of the house which has been laid to lawn.

- Energy Efficiency Rating**

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Current: 82, Potential: 86

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales

Current: 81, Potential: 81



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, maintenance and 24 hour security services 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 amongst 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 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 (for details see kingshillschool.org.uk and discovery.kent.sch.uk) 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 with range of classes and activities, nature park and much more.

Built by Oaks Hamlet to their Sandhurst Design
Council Tax Band G
Double Glazing
Kings Hill Management Charge - £432pa
Local Estate Charge (Omnicroft) - £430pa
New Worcester Boiler in 2024 (10 year warranty)
Underfloor Heating
Loft is part boarded

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.

