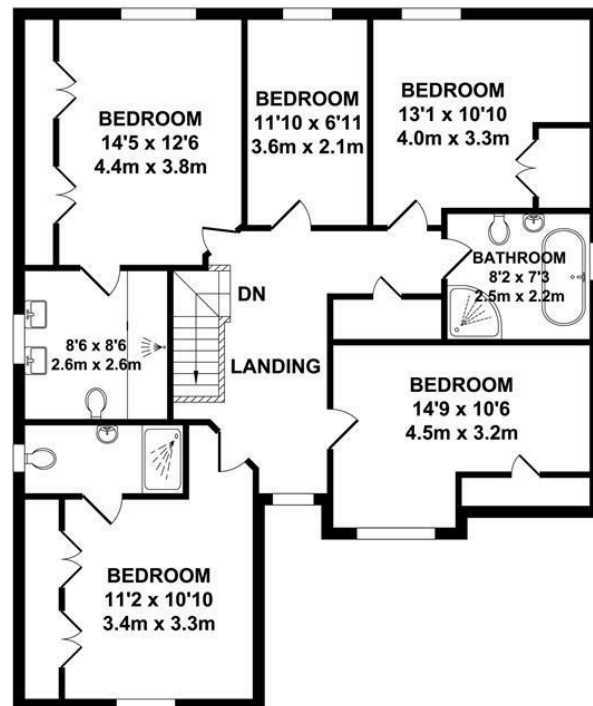


GROUND FLOOR  
APPROX. FLOOR AREA  
1429 SQ. FT.  
(132.80 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
1059 SQ. FT.  
(98.38 SQ. M)

TOTAL APPROX. FLOOR AREA 2488 SQ.FT. (231.18 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.  
Zome Media ©2017



01732 522 822  
info@khp.me



Peregrine Road  
Kings Hill ME19 4PE  
Offers Over £975,000

Tenure: Freehold

Council tax band: G



RARELY AVAILABLE is this executive and well presented family home located with only 4 other homes on a private drive with in the sought after Phase 1 area. The location offers easy access to woodland walks, reputable primary schools, Kings Hill's golf club and all local amenities.

The ground floor accommodation benefits from being modernised throughout to include OPEN PLAN kitchen/dining room with BI - FOLDING DOORS, utility room, living room, study, additional reception room (which is currently being used as a gym) and cloakroom.

The first floor comprises spacious landing area, master bedroom with fitted wardrobes and EN SUITE, second largest room also benefiting from an EN SUITE, family bathroom and three further bedrooms with two of which having fitted wardrobes.

Externally there is a larger than average rear garden with covered and heated seating area, integral double garage with two electric roller doors and driveway with potential to make more parking (subject to relevant permissions).

Houses in this road are rarely available so call now to arrange your viewing!

- Five Bedrooms
- Extended Detached House
- Modernised Throughout
- Three Reception Rooms
- Large Open Plan Kitchen / Dining Room
- Utility Room
- Two En Suites
- Large Rear Garden
- Integral Double Garage & Driveway
- Popular Phase 1 Location



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	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

### ADDITIONAL INFORMATION

Council Tax Band G  
Internal oak doors throughout

### 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.

### 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.

