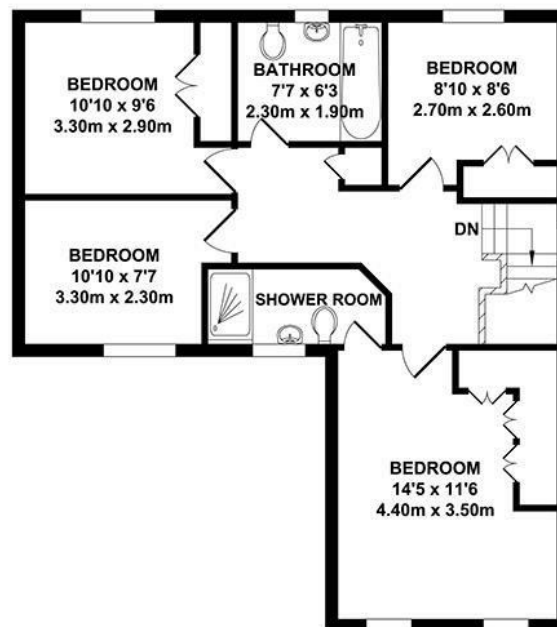


GROUND FLOOR
APPROX. FLOOR AREA
868 SQ.FT.
(80.64 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
646 SQ.FT.
(60.04 SQ.M.)

TOTAL APPROX. FLOOR AREA 1514 SQ.FT. (140.68 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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Mitchell Road
Kings Hill ME19 4RF
Offers Over £710,000

Tenure: Freehold

Council tax band: F



STUNNING PROPERTY both inside and out! A beautifully presented 4 bedroom detached home located on the highly sought after Phase 1 of Kings Hill. We highly recommend viewing at your earliest opportunity to appreciate the location and specification of this property.

Internally the ground floor accommodation has received extensive modernisation and comprises a spacious entrance hall, beautiful kitchen/diner, utility room, cloakroom and sitting room with feature media wall. A staircase flooded with natural light thanks to a feature window and leads you to the first floor where you will find the main bedroom with ensuite, 3 further bedrooms and a main bathroom. Three of the bedrooms benefit from built in wardrobes.

Externally this house has a good size landscaped garden, which is secluded. Parking is provided by a integrated double garage and private driveway to the front for two cars.

- Four Bedroom Detached
- Phase One
- Open Plan Modern Kitchen/Diner
- Utility Room
- Bay Fronted Sitting Room
- Cloakroom
- En-suite to Master Bedroom
- Family Bathroom
- Double Garage & Driveway
- Landscaped Rear Garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	82	68	78

England & Wales EU Directive 2002/91/EC



LOCAL INFORMATION

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 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 seekingshill.viat.org.uk, 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.

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 F
EPC Rating C
UPVC Double Glazing
Gas Central Heating
Kings Hill Management Charge - N/A phase 1
Built by Bryant in 1998

Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

