



GROUND FLOOR
APPROX. FLOOR AREA
1290 SQ.FT.
(119.83 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
1206 SQ.FT.
(112.02 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
388 SQ.FT.
(36.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 2883 SQ.FT. (267.85 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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Hawthornden Grove
Yalding ME18 6FG
£4,000 PCM

Tenure:

Council tax band: G



Nestled in the charming village of Yalding, is this desirable 5 bed detached home available for rental, set in a highly coveted development of Millwood Homes. Presenting an exceptional opportunity, this impressive modern detached home, boasts a generous living space of 2,883 square feet, making it ideal for families seeking both comfort and style on a small development. The property is situated in an enviable position offering privacy and beautiful views over the nature pond.

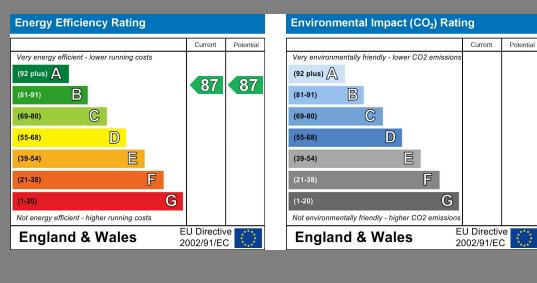
As you can see from the photos, the impressive entrance hall sets the tone for the rest of the house, with a stylish, bright and airy feel welcoming you inside. The ground floor comprises a dining room, a study, cloakroom and beautifully proportioned living room with feature fireplace. Being triple aspect, there is an abundance of light which flows into this room and the convenience of having double doors which lead out onto the rear patio area.

There is a generous size kitchen/diner/family room which benefits from a large island with induction hob, quartz work surfaces, integrated wine cooler, high end integrated appliances and ample floor and wall units. There is also a separate utility room just off the kitchen and a set of bi-fold doors leading to the large, wrap around rear garden.

Upstairs, the property features five contemporary bedrooms, three of which boast en-suite facilities, in addition to the family bathroom. Each bathroom is designed with modern fixtures and finishes, enhancing the overall appeal of the home.

Outside, the property offers a large driveway, double garage with electric doors and an electric car charging point.

- Stunning 5 bed detached home
- Exclusive sought-after development
- 3 Reception rooms
- Generous size kitchen
- 3 En-suites plus family bathroom
- Inviting living room with feature fireplace
- Large wrap around garden
- Driveway with double garage & electric charging point
- High specification throughout
- Energy efficiency rating B



Yalding is a quintessential Kent village, at the heart of which is a beautiful 11th century church. There is a primary school, two traditional pubs, a teashop, a shop, an award winning post office, a library and doctor's surgery. The village has a real sense of community with local events, cricket and football clubs. Yalding lies just North of the larger town of Paddock Wood which offers a variety of shops, Waitrose supermarket and a mainline station with trains into central London.

