



GROUND FLOOR  
APPROX. FLOOR AREA  
1431 SQ. FT.  
(132.97 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
1318 SQ. FT.  
(122.48 SQ. M)

TOTAL APPROX. FLOOR AREA 2750 SQ.FT. (255.45 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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Discovery Drive  
Kings Hill ME19 4DS  
Open To Offers £950,000

Tenure: Freehold

Council tax band: G





**\*\* NO ONWARD CHAIN \*\*** A DESIRABLE five bedroom detached property sitting on a CORNER PLOT at the end of a private cul de sac. Within close proximity to local amenities, primary schools, woodland walks and Kings Hill's golf club.

Internally the accommodation comprises a generous entrance hall with coat cupboard, cloakroom WC, sitting room with beautiful 'inglenook' fire place, dining room, study, utility room and open plan kitchen/breakfast room.

To the first floor is a galleried landing giving a real wow factor to the house. There is a substantial master bedroom with extensive fitted wardrobes and EN SUITE bathroom, second largest bedroom also benefiting from an EN SUITE, three further bedrooms and a family bathroom.

Externally there is a good sized rear garden with mature planting and garden shed. To the front is a double garage, driveway for multiple vehicles.

- SOLD BY KHP
- Immaculately Kept Throughout
- Open Plan Kitchen/Breakfast Room
- 3 Reception Rooms
- 5 Double Bedrooms
- 2 Ensuites, Bathroom & Cloakroom
- Mature Rear Garden
- Double Garage & Driveway
- NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-101) <b>A</b>			(92-101) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 C  
Kings Hill Management Charge - £444pa  
Loft - partially boarded with ladder  
Built by David Wilson Homes to their Edward design

**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.

