



01732 522 822
info@khp.me



Woodford Grove
Kings Hill ME19 4BX
Open To Offers £925,000

Tenure: Freehold

Council tax band: G



****ONE OF A KIND HOME**** An IMPRESSIVE home with an absolute WOW FACTOR ground floor layout. Designed for embracing SOCIAL and OPEN PLAN LIVING. This sizeable home boasts a breath-taking kitchen/diner with vaulted ceiling and full connectivity to the landscaped garden, a stylish living room, huge utility room, study and family room. ****Sold with the benefit of NO ONWARD CHAIN****

Internally the space comprises a modern reception hall, study, family room, cloakroom, stunning living room, rear lobby providing integral access to the garage, large utility room and the fantastic kitchen/dining room. To the first floor is a main bedroom suite with dressing area, walk in wardrobes, ensuite shower room and bedroom with feature Velux windows, two further double bedrooms and a family bathroom. To the second floor is a large bedroom with fitted cupboards and ensuite and further room ideal as a study or 5th bedroom.

Externally there is a double garage, driveway for multiple vehicles, front garden and the fully landscaped contemporary rear garden.

- SOLD BY KHP
- Fantastic Kitchen with Vaulted Ceiling & Bi-Folds to Garden
- Stunning Living Room with Bi-Folds to Garden
- Contemporary Landscaped Garden
- Double Garage & Driveway
- Main Bedroom Suite with Dressing Area, Walk In Wardrobes, Ensuite
- 4 Further Bedrooms
- Bathroom, 2 Ensuities & Cloakroom
- 2 Reception Rooms & Study
- Large Utility Room

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge - £420pa
Built in 2004
Council Tax Band G
EPC Rating C
Kitchen extension was completed in June 2019

Main bedroom benefits from air conditioning and heating via air source heat pump
Kitchen benefits from underfloor heating and air conditioning via air source heat pump

Pergola and Outdoor Kitchen are by separate negotiation. The items covered by this are:
Renson Pergola (has electrically operated Louvres and heating) . <https://renson.net/en-gb/products/pergolas/algarve>
Furniture
Fire Table
Pizza Oven
Fire Magic Grill and Side burner (<https://www.fire-magic.co.uk/outdoor-kitchens/aurora-bbqs/aurora-built-in-bbqs/#aurora-660>)
Outdoor Fridge

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.

