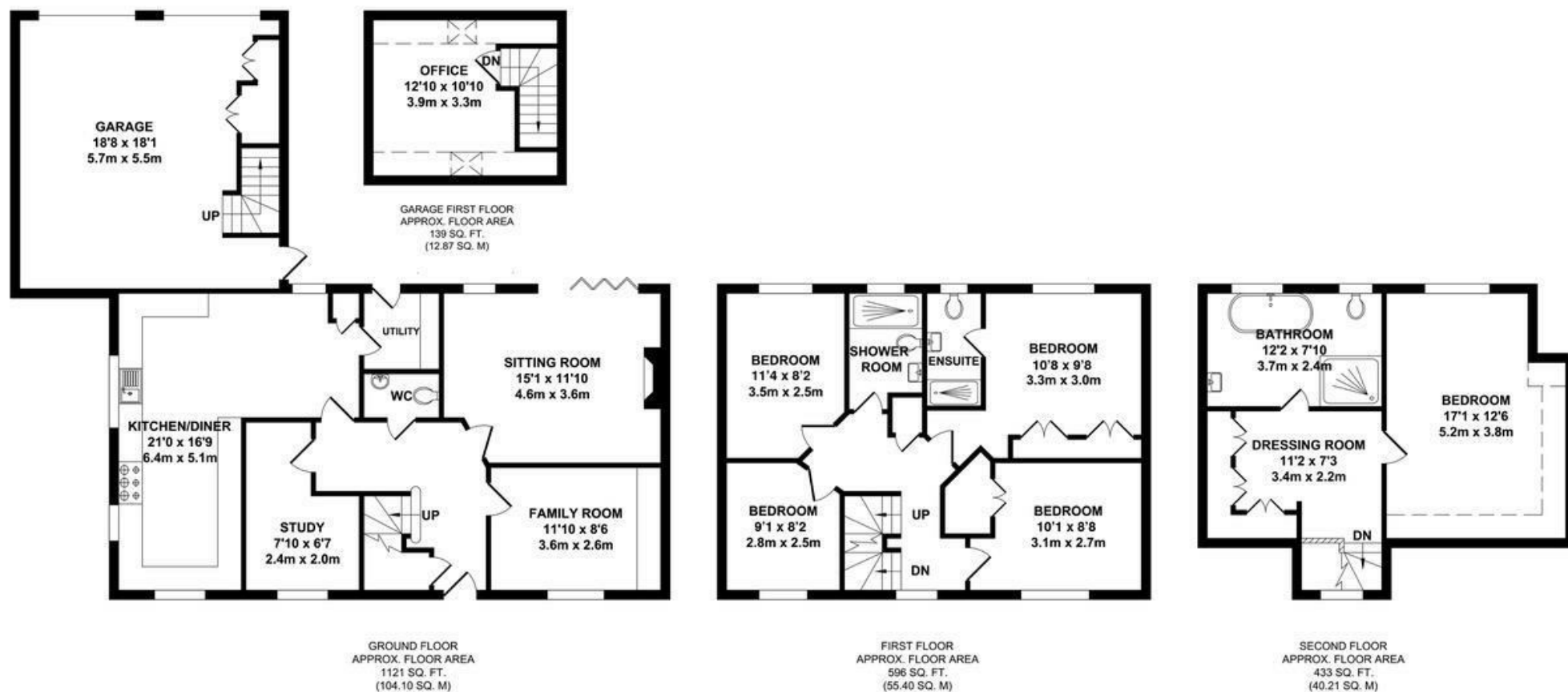




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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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Alderwick Grove
Kings Hill ME19 4GB
Guide Price £750,000

Tenure: Freehold

Council tax band: G



NEED MORE SPACE? This 5 bedroom detached property offers incredibly versatile accommodation in a quiet court yard setting. It boasts a **DOUBLE GARAGE** and **STUDIO** above it. It is a stones throw from lovely woodland walks, conveniently located for access to primary schools, the golf course, local shops & amenities. Benefits from being **NO ONWARD CHAIN**.

Internally the accommodation comprises entrance hall, family room, sitting room, study, open plan kitchen/diner, utility room and cloakroom. To the first floor there is the original main bedroom with fitted wardrobes and ensuite, 3 further bedrooms and a modern shower room. To the second floor is a quality loft conversion providing an impressive main bedroom suite with large dressing room and ensuite.

Externally there is a double garage with parking to the front. This has a 1st floor that provides an excellent office space, ideal for those working from home, or the area can simply be used as a studio, playroom or auxiliary space. The rear garden is low maintenance and a good size for properties of this style. To the front the court yard area provides ample visitor and overflow parking.

• Detached house

• Desirable Location in Quiet Court Yard

• Double Garage & Studio Above Garage

• 5 Bedrooms

• 2 Ensuities, Bathroom & Cloakroom

• 3 Reception Rooms

• Open Plan Kitchen/Diner

• Close to Woodland Walks, Discovery School, Parks & Golf Course

• NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (95-100) A (85-94) B (75-84) C (65-74) D (55-64) E (45-54) F (35-44) G Not energy efficient - higher running costs Very environmentally friendly - lower CO₂ emissions (1-10) A (11-20) B (21-30) C (31-40) D (41-50) E (51-60) F (61-70) G Not environmentally friendly - higher CO₂ emissions			
78	86	75	83
England & Wales		England & Wales	
EU Directive 2002/91/EC		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
Kings Hill Management Charge for 2025 - £370 plus VAT pa
Local Estate Charge (Brunswick Place) - £378pa
Built by Charles Church
Council Tax Band G
EPC Rating C
Current Gas Safety certificate in place.
Current Electrical Safety certificate in place.

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.

