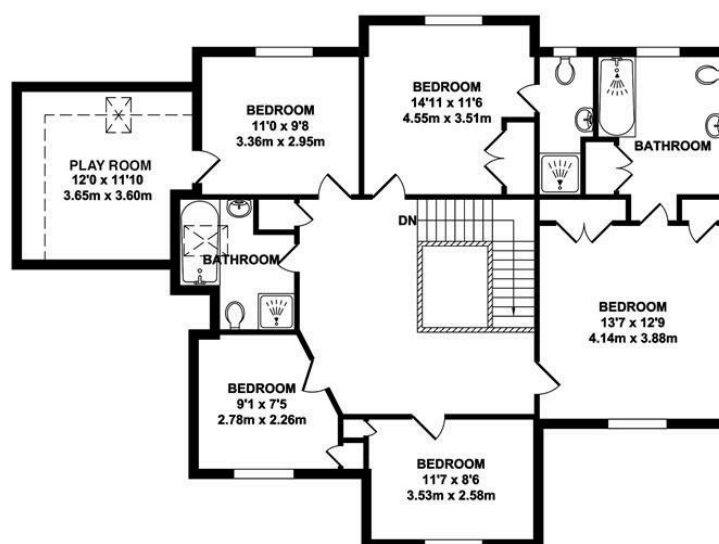
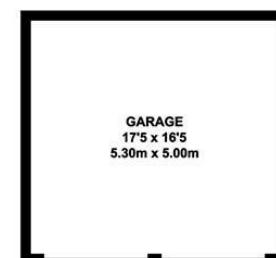


GROUND FLOOR
APPROX. FLOOR AREA
1224 SQ.FT.
(113.70 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1242 SQ.FT.
(115.42 SQ.M.)



GARAGE
APPROX. FLOOR AREA
285 SQ.FT.
(26.50 SQ.M.)

TOTAL APPROX. FLOOR AREA 2751 SQ.FT. (255.62 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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info@khp.me



Townsend Square
Kings Hill ME19 4HE
Guide Price £1,325,000

Tenure: Freehold

Council tax band: G



OVERLOOKING KINGS HILL GOLF COURSE

A rare opportunity to purchase this fantastic detached family home DIRECTLY OVERLOOKING THE GOLF COURSE AT KINGS HILL, providing amazing views to the front. Accessed via a private drive and offering easy access to local amenities, reputable primary schools and woodland walks.

The internal accommodation is arranged over two floors with the ground floor comprising a spacious entrance hall, triple aspect living room with beautiful inglenook fireplace, modern kitchen/dining room with seating area, utility room, study and cloakroom/WC.

There are five bedrooms on the first floor, two of which benefit from having en suite facilities and fitted wardrobes. Additionally there is a modern family bathroom and a further three bedrooms, one of which benefits from having access to a large eaves area which is being used as a crafts room but has the potential to turn into another bedroom (subject to relevant permission), offering great further potential.

Externally there is a beautifully kept front garden that over looks the golf course, rear garden, double garage and private driveway.

To avoid disappointment, call now to arrange your viewing!!

- A Fantastic Opportunity To Acquire This Family Home
- Over Looking Kings Hill Golf Course
- Open Plan Living
- Three Reception Rooms
- Larger Than Average Front Garden
- Double Garage & Private Driveway
- Two En Suites
- Beautifully Presented Throughout
- Quiet Location
- Viewing Encouraged

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B		(81-91) B
	(69-80) C		(69-80) C
	(55-68) D		(55-68) D
	(39-54) E		(39-54) E
	(21-38) F		(21-38) F
	(1-20) G		(1-20) G
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Current		Potential	
81		86	



ADDITIONAL INFORMATION

Kings Hill Management Charge - £396pa
Council tax band - G
Built in 2001

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.

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.

