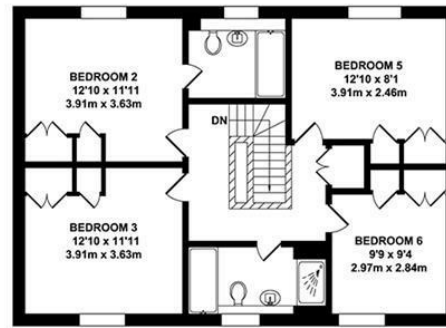
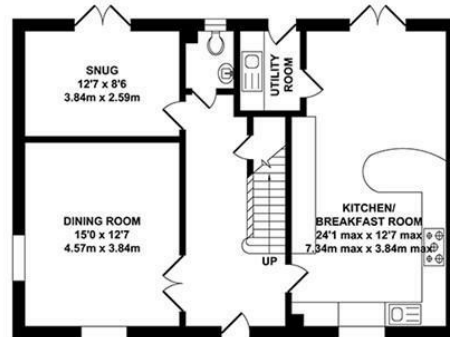


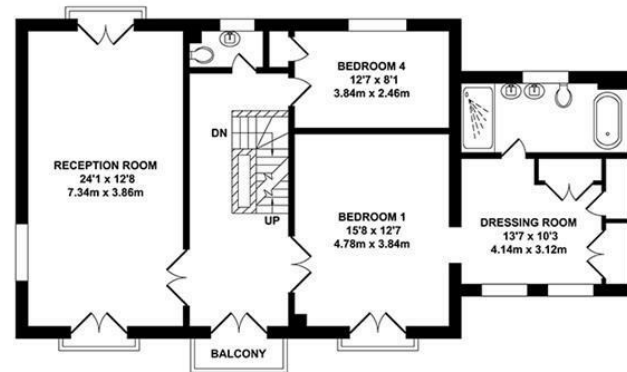
OUTBUILDING  
APPROX. FLOOR AREA  
314 SQ.FT.  
(29.20 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
826 SQ.FT.  
(76.78 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
826 SQ.FT.  
(76.78 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
1123 SQ.FT.  
(104.34 SQ.M.)

TOTAL APPROX. FLOOR AREA 3090 SQ.FT. (287.10 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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**Greensleeves Way**  
Kings Hill ME19 4BJ  
Guide Price £975,000

Tenure: Freehold

Council tax band: G





This handsome and impressively spacious Georgian style home (in excess of 3000sqft) is conveniently located for easy access to all of Kings Hill's amenities. Stylishly appointed throughout and boasting a wonderfully mature rear garden - quite the sanctuary to escape in to!

Internally the accommodation is set over three floors and boasts flexible living. The ground floor offers a spacious entrance hall, dining room, kitchen/breakfast room, utility room, cloakroom and study.

To the first floor is an open landing with French doors to Juliet balcony, large sitting room, cloakroom, bedroom 6 (currently used as a further study) and a main bedroom suite with dressing room and large en-suite. To the second floor are four further bedrooms (one with en-suite and all with fitted wardrobes) and a family bathroom.

Externally to the front there is an enclosed front garden, driveway for 4 cars and double garage (with one electric roller door). To the rear is your own little piece of heaven. The rear garden is a distinct feature of this home and boasts a great deal of privacy and the enjoyment of a mature selection of trees and shrubs.

- Link Detached Family Home
- Double Garage & Driveway
- Stylish Interior Decor
- Beautifully Mature Rear Garden
- Centrally Located to All Local Amenities
- 6 Bedrooms
- 2 Ensuites, Bathroom & 2 Cloakrooms
- Kitchen/Diner
- 3 Reception Rooms

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	78	(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style 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. 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, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks 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, Aldi 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
- Double Glazing
- Gas Central Heating
- Kings Hill Management Charge - £440pa
- Local Estate Charge - None
- Built by Countryside to their Sheridan design

Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

