



Viking Way

West Kingsdown TN15 6DY

Guide Price £785,000



COUNTRY HOMES

West Kingsdown TN15 6DY

This exceptional newly built five-bedroom detached residence presents a truly one-of-a-kind opportunity in West Kingsdown. Forming part of an exclusive gated development of just five homes—three of which have already been sold—this property stands out as a rare and highly desirable offering, combining privacy, security, and contemporary design in a way seldom found locally.

Designed with modern living in mind, the home offers a spacious and versatile layout. At its heart is an impressive open-plan kitchen, dining, and lounge area, perfectly suited to both everyday family life and entertaining. This expansive space is flooded with natural light and provides seamless access to the garden, creating an effortless indoor-outdoor flow. A separate formal lounge to the front offers a more refined and private setting, ideal for relaxing or hosting guests.

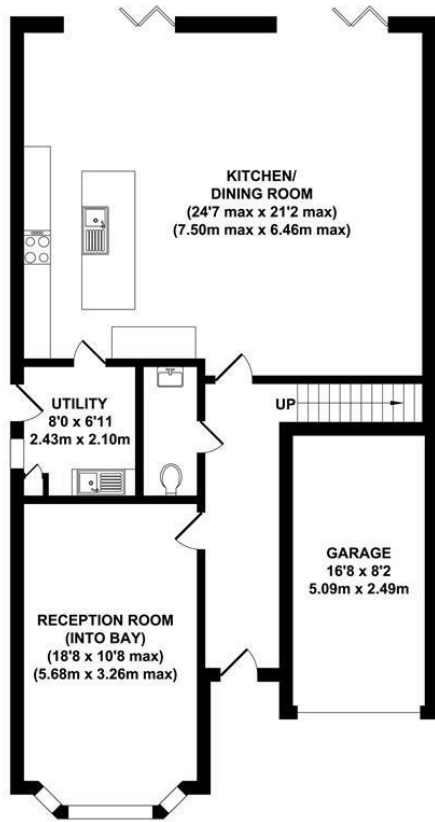
Upstairs, the property features five generously proportioned bedrooms, including well-appointed principal and guest rooms, complemented by four stylish contemporary bathrooms. Each space has been thoughtfully designed to maximise comfort, practicality, and aesthetic appeal, with high-quality finishes evident throughout.

Ideally located, the home benefits from excellent access to major motorway links, making commuting both convenient and efficient. Mainline train services to London and surrounding towns are also just a short drive away, ensuring strong connectivity for work and leisure alike.

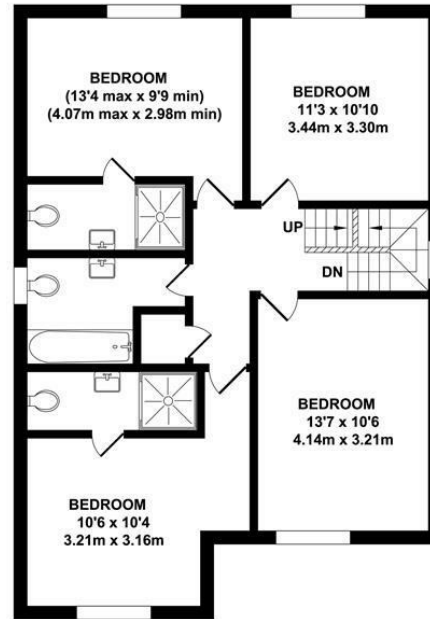
Offered to the market chain free, this outstanding home is ready for immediate occupation, presenting a smooth and stress-free purchase for buyers seeking a distinctive, high-quality new-build in a well-appointed and sought-after setting.

- 5 Bedroom New-Build Detached Home
- Marketed ****CHAIN FREE***
- 10 Years Structural Warranty
- **LAST REMAINING** Plots on Gated Development
- Large Open Plan Living Room/Diner
- Spacious Light Interiors Throughout
- 4 Contemporary Bathrooms
- Integrated Garage
- Excellent Commuter and Transport Links
- Viewing Highly Recommended

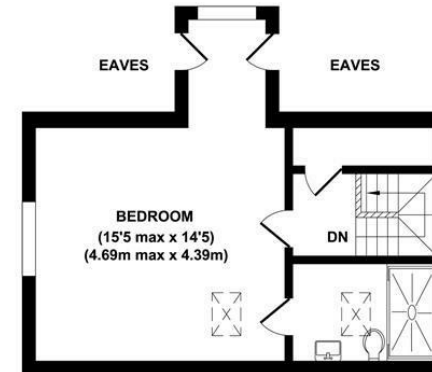




GROUND FLOOR
APPROX. FLOOR AREA
1051 SQ.FT.
(97.64 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
832 SQ.FT.
(77.26 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
380 SQ.FT.
(35.30 SQ.M.)

TOTAL APPROX. FLOOR AREA 2263 SQ.FT. (210.20 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





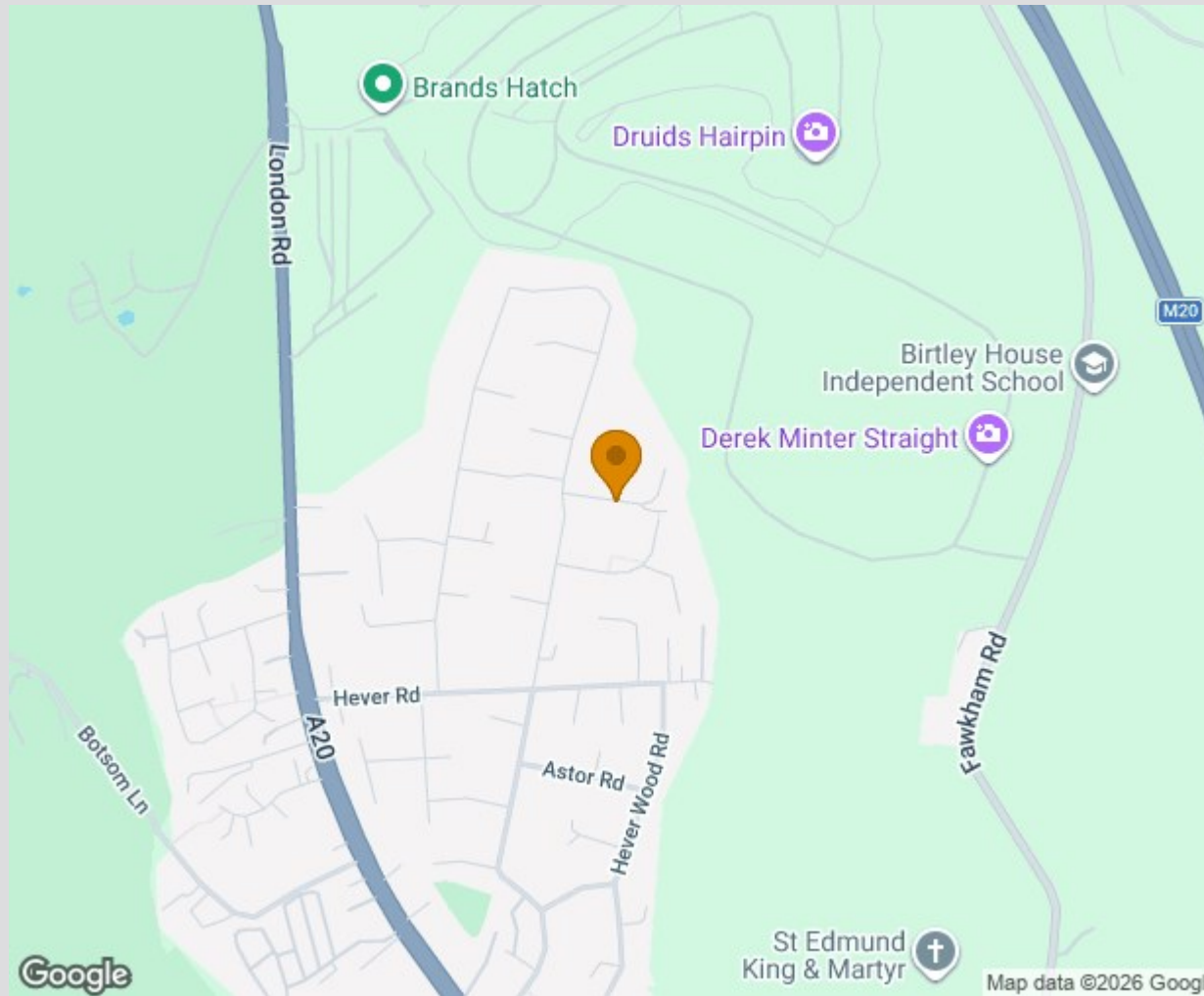
Location Map

Tenure: Freehold

Council tax band: G

AML Borough Green
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.

Charges Borough Green
Service Charge: N/A
Ground Rent: N/A
Estate Management Charge: £400 P/ANNUM [TBD]



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