

GARAGE  
APPROX. FLOOR AREA  
291 SQ. FT.  
(27.04 SQ. M)

GROUND FLOOR  
APPROX. FLOOR AREA  
949 SQ. FT.  
(88.14 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
891 SQ. FT.  
(82.82 SQ. M)

TOTAL APPROX. FLOOR AREA 2131 SQ.FT. (198 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 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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01732 522 822  
info@khp.me



Discovery Drive  
Kings Hill ME19 4DS  
Guide Price £850,000

Tenure: Freehold

Council tax band: G



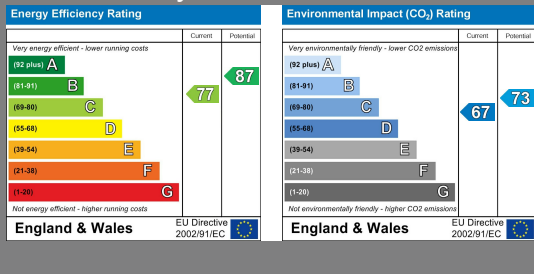
This IMMACULATELY PRESENTED detached family home is situated in the ever popular phase 2 development of Kings Hill. This location provides good access to all local amenities such as Liberty Square shops, Kings Hill Golf Course, secondary school pick up points and on site primary schools.

Internally the ground floor of this property comprises spacious entrance hall, large sitting room, open plan kitchen/dining room, utility room, cloakroom WC, family room and study.

To the first floor you'll find the master bedroom with walk in dressing room (formally bedroom 5) and ENSUITE, 2nd largest bedroom also with ENSUITE and fitted wardrobe, main bathroom and 2 further bedrooms also benefiting from fitted wardrobes.

Externally the property occupies a corner plot and offers an enclosed rear garden, to the front there is a detached double garage and ample off street parking.

- Attractive Detached Home
- Open Plan Kitchen, Dining & Family Room
- 2 Reception Rooms
- Utility Room
- Study
- 4 Large Bedrooms (Main with dressing room & all others with fitted wardrobes)
- Bathroom, 2 Ensuites and Cloakroom
- Detached Double Garage & Driveway
- Convenient Location Close to Amenities, Woodland Walks & Discovery School



#### LOCAL INFORMATION

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 amongst 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 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 (for details [seekingshill.viat.org.uk](http://seekingshill.viat.org.uk), [kingshillschool.org.uk](http://kingshillschool.org.uk) and [discovery.kent.sch.uk](http://discovery.kent.sch.uk)) 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 with range of classes and activities, 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 - £420pa  
Council Tax Band G  
EPC Rating C

#### 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.

