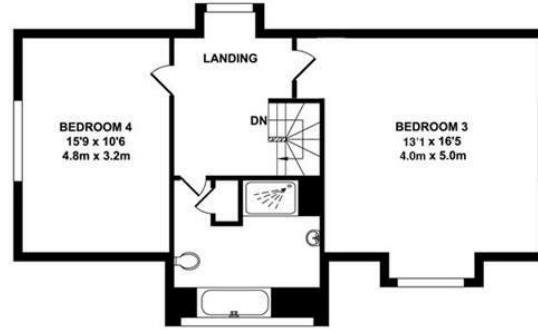
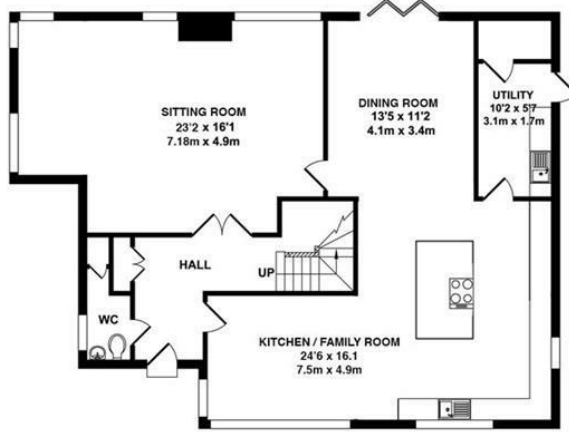


GARAGE
APPROX. FLOOR AREA
362 SQ. FT.
(33.64 SQ. M)



SECOND FLOOR
APPROX. FLOOR AREA
723 SQ. FT.
(67.19 SQ. M)



GROUND FLOOR
APPROX. FLOOR AREA
1101 SQ. FT.
(102.28 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
1011 SQ. FT.
(93.97 SQ. M)

TOTAL APPROX. FLOOR AREA 3198 SQ.FT. (297.08 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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Clemens Place
Kings Hill ME19 4QH
Guide Price £1,100,000

Tenure: Freehold

Council tax band: G



A CONTEMPORARY New England style home on one of Kings Hill's most exclusive developments boasting the largest plot in Clemens Place. This IMPRESSIVE home enjoys a wrap around garden, DOUBLE GARAGE and driveway. A distinct feature of this home is the amount of NATURAL LIGHT that floods through it.

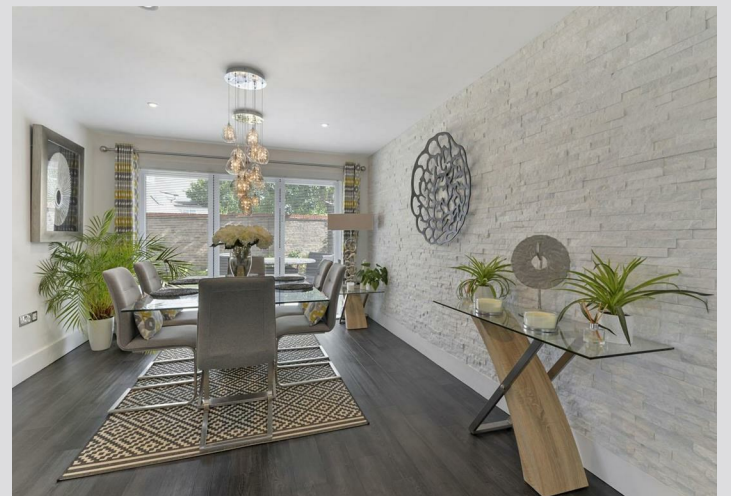
Internally the space really does have the WOW FACTOR. From the moment you enter you are greeted with a feeling of space thanks to the high and vaulted ceilings.

Comprising reception hall, beautiful modern kitchen/family/dining room with access to the utility room, cloakroom and living room. To the first floor is a large master suite with dressing room, ensuite and balcony, a second ensuite bedroom and a study/bedroom 5. To the second floor are two further large bedrooms and a bathroom.

Externally there are neatly maintained gardens on all sides of the property and a secure gate leads you to your double garage and parking.

- Substantial Detached House (3200sqft)
- Stylish/Modern Interior
- Stunning Open Plan Kitchen/Dining/Family Space
- Sitting Room
- "Wow Factor" Main Bedroom Suite with Dressing Room, Balcony & Ensuite
- 3/4 Further Bedrooms
- Bathroom, 2 Ensuites & Cloakroom
- Double Garage & Driveway
- Wrap Around Garden
- Stones Throw from Golf Course & Woodland Walks

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(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
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	70	76	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, Charing Cross 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 - £432a,
 Local Estate Charge (Omnicroft) - £542pa.
 Council tax band G
 EPC Rating C
 New Boiler in 2020
 Alarmed

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.

