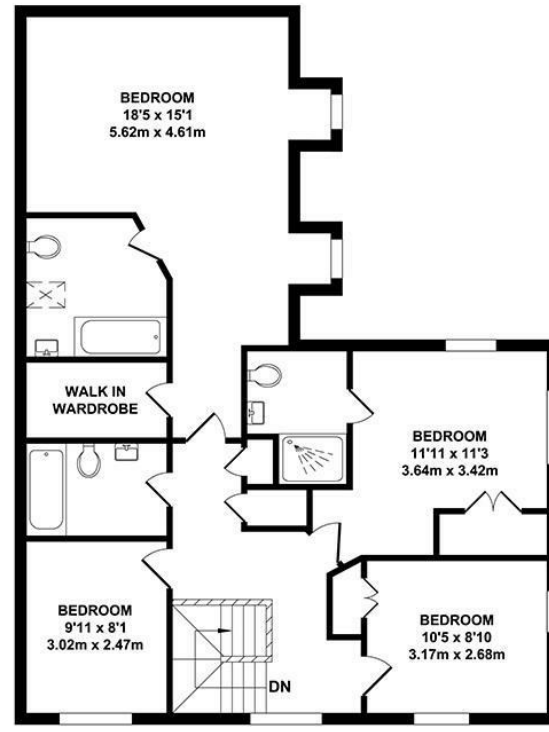


GROUND FLOOR
APPROX. FLOOR AREA
994 SQ.FT.
(92.33 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
934 SQ.FT.
(86.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 1928 SQ.FT. (179.13 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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Alderwick Grove
Kings Hill ME19 4GB
Guide Price £650,000

Tenure: Freehold

Council tax band: F



SIMPLY STUNNING PROPERTY!!! Renovated from top to bottom - fantastic, high specification home. A distinct feature of this home is the fact it boasts a **DOUBLE GARAGE** and electrically gated **DOUBLE CAR PORT**. The property is a staggered link detached.

Stones throw from lovely woodland walks, conveniently located for access to primary schools, the golf course, local shops & amenities.

Internally the accommodation comprises entrance hall, family room, sitting room, cloakroom, beautiful kitchen/diner, utility room with integral access to the garage. To the first floor is a very generous size main bedroom with high specification ensuite and walk in wardrobe, second bedroom with ensuite and wardrobe, two further bedrooms and main bathroom.

Externally is wonderful, landscaped garden. Designed to enjoy year round with social seating zones and a pergola. With walled boundaries it is incredibly private and enjoys a great amount of sunshine. There is an electrically gated double car barn and double garage and the ability to park an additional car outside your gates.

- Staggered Attached House
- Fully Renovated Throughout
- Brand New Kitchen/Diner
- 2 Reception Rooms
- Wow Factor Main Bedroom
- Contemporary Bathroom, Ensuite & Cloakroom
- Electrically Gated Double Garage and Double Car Barn
- Beautiful Landscaped Garden



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(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	

England & Wales 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
 Kings Hill Management Charge for 2024 - £432pa
 Local Estate Charge (Brunswick Place) - £320pa
 Built by Charles Church
 Council Tax Band F
 EPC Rating - TBC
 Air conditioning to main bedroom and second bedroom

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.

