



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.  
Zome Media ©2024



01732 522 822  
info@khp.me



**Hawthornden Close**  
Kings Hill ME19 4GD  
Guide Price £895,000

Tenure: Freehold

Council tax band: G



A stunning 5 bedroom detached home offered in excellent, MODERN condition inside and out. This immaculately presented home occupies a prominent corner position facing the DESIRABLE Bancroft Lane and benefits from being close to WOODLAND WALKS, local schools and other local amenities.

Internally the accommodation comprises entrance hall with 2 x coat and shoe cupboards, cloakroom, utility room, study, family room, living room and the hub of the home - a contemporary kitchen/diner with feature log burner and bi-fold doors creating a seamless connection to the outside space to the garden. The kitchen units were all hand built and incorporate top-of-the-range appliances. The ground floor (except for the kitchen) benefits from newly installed wooden flooring throughout.

To the first floor the impressive main bedroom atrium ceiling with large dressing room and shower room right next door, two further large bedrooms (both boasting ensuites and built in wardrobes). To the second floor are two more bedrooms and a bathroom.

Externally the rear garden has been professionally landscaped and includes various seating areas, raised rendered borders and a high grade artificial lawn, both front and back. There is a detached double garage and off street parking in front of the garages.

- Attractive Detached Home
- In Excess of 2750sqft
- Double Garage & Driveway
- Desirable Location Close to Nature Reserve & Woodlands
- 5 Double Bedrooms (All with built in wardrobes)
- 4 Modern Bathrooms
- Contemporary Kitchen/Diner
- 2 Reception Rooms & Study
- Landscaped Gardens



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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) - £380pa
- Built by Charles Church in 2002
- Council Tax Band G
- EPC Rating C
- New UPVC Windows in 2020
- New Baxi Boiler in 2022 (10 year warranty)
- Underfloor heating to kitchen

#### 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.

