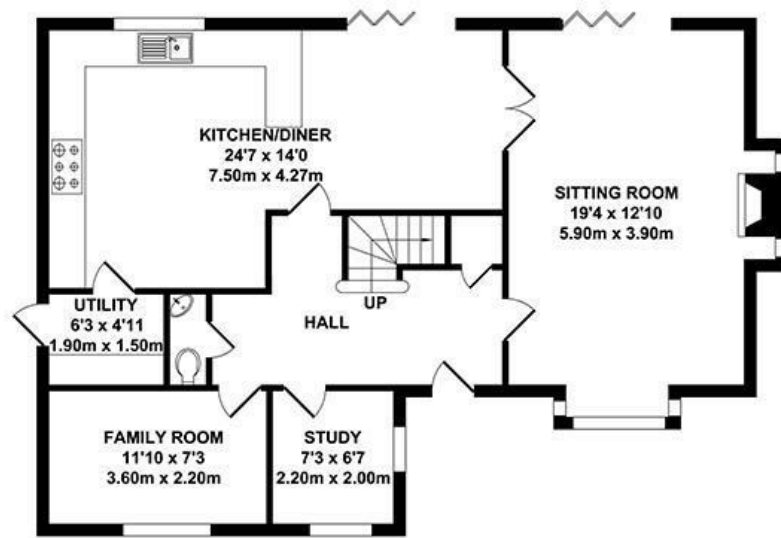
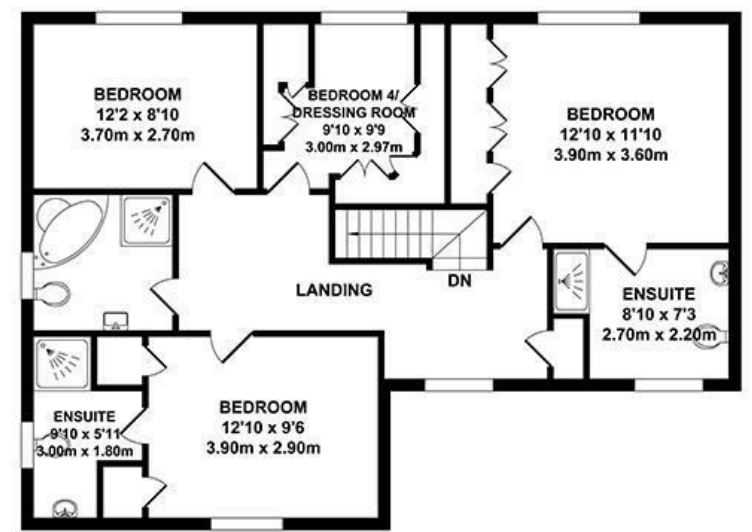


OUTBUILDINGS
APPROX. FLOOR AREA
429 SQ.FT.
(39.83 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
887 SQ.FT.
(82.45 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
865 SQ.FT.
(80.37 SQ.M.)

TOTAL APPROX. FLOOR AREA 2181 SQ.FT. (202.65 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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Admiral Way
Kings Hill ME19 4NT
Offers Invited £875,000

Tenure: Freehold

Council tax band: G



FANTASTIC PHASE 1 LOCATION - very close to Golf Course and woodland walks. This beautiful home boasts a MODERN, HIGH QUALITY feel throughout and the position looking out to a conservation area and mature trees is so peaceful.

Internally the accommodation comprises a spacious entrance hall, STUNNING open plan kitchen/diner, utility room, study, triple aspect sitting room with feature wood burner and bi-fold doors to the garden, family room and cloakroom.

To the first floor you will find the main bedroom with modern ensuite and fitted wardrobes, second bedroom with ensuite and built in cupboards, 2 further bedrooms (one currently being used as a dressing room) and an contemporary family bathroom.

Externally there is a large front lawn, generous driveway for up to 5 cars, bin store, log store, DOUBLE GARAGE with electric door, a wonderful outlook to the conservation/woodland area (of which you own 20%) and to the rear a great size rear garden, enjoying a good degree of privacy thanks to mature planting. To the rear of the garage is a brick built garden shed/store building.

- Detached Home
- Double Garage (Electric Door) & Driveway for 5 Cars
- Quiet Location Looking On To Conservation Area and Golf Course Tree Line
- Great size rear garden
- Modern Open Plan Kitchen/Diner
- 2 Reception Rooms
- Study
- 4 Bedrooms
- 2 x Contemporary Ensuities, Bathroom & Cloakroom
- Utility Room



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	83		

Energy Efficiency Rating: 72 (Current), 83 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).



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
No estate charges as Phase 1
Council Tax Band G
EPC Rating C

Agent's Note: The property owns a 20% share of the conservation/woodland area to the front. A company - St Andrews Park(west Malling) No.1 Management Limited has been set up and the 5 homes have an equal share. This is resident run. Every June the 5 homes pay £200 into the company for the maintenance of the woods.

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.

