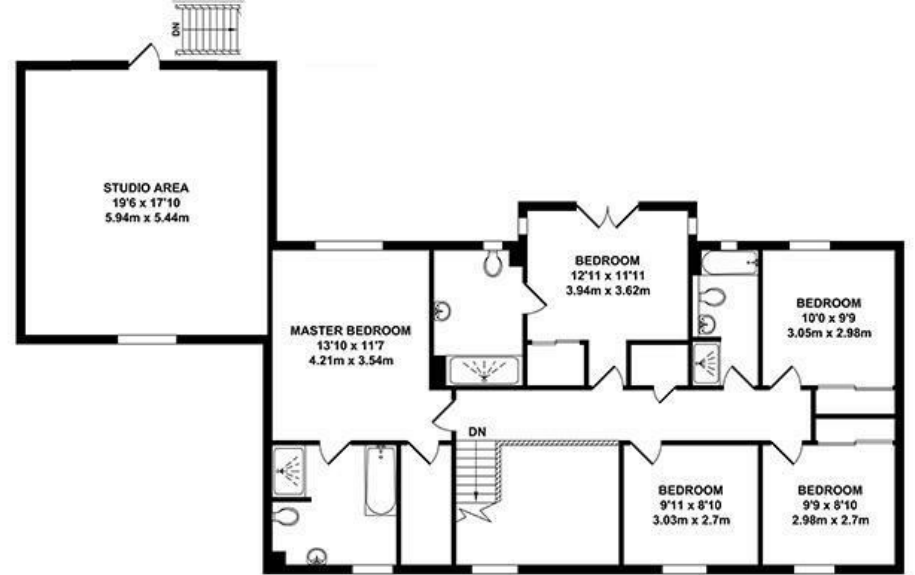


GROUND FLOOR  
APPROX. FLOOR AREA  
1685 SQ. FT.  
(156.54 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
1574 SQ. FT.  
(146.26 SQ. M)

TOTAL APPROX. FLOOR AREA 3259 SQ.FT. (302.8 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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**Shoemith Lane**  
Kings Hill ME19 4FF  
Guide Price £1,150,000

Tenure: Freehold

Council tax band: G



A generously proportioned 5 bedroom family home situated in a unique and tucked-away location abutting woodland and forming part of the prestigious Oaks Hamlet development. Boasts a DOUBLE GARAGE, self contained STUDIO over the garage & DRIVEWAY FOR 4 VEHICLES.

The design of the reception hall sets the tone for the rest of the property. The hall has a double height ceiling and is a broad and light entrance to this well-crafted detached house. The extensive range of reception rooms flow very well including dining room, study, utility room and a large triple aspect sitting room, but it is the open-plan kitchen/breakfast room which acts as the focal point to the house.

To the first floor there is a newly replaced bathroom, five bedrooms with two bedrooms boasting full en-suite bathrooms, with the main suite also offering a walk-in wardrobe and 'Juliet' balcony with views into woodland.

Externally there is a beautifully landscaped garden, large feature decked seating terrace with pergola and mature screening. The garden extends beyond the full width of the property with a surprising large area to the far side of the house which has been laid to lawn.

- Sizable Detached Home (In Excess of 3250sqft)
- Impressive Entrance Hall & Stairwell
- 2 Reception Rooms
- Open Plan Kitchen/Dining/Family Room
- 5 Double Bedrooms
- 3 Bathrooms
- Private Landscaped Rear Garden
- Double Garage & Drive for 4 Cars
- Studio/Annex Above Garage
- Close to Woodland Walks & Sports Park



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	81	81

England & Wales EU Directive 2002/91/EC



#### 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, maintenance and 24 hour security services 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 see [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 the Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

#### ADDITIONAL INFORMATION

- Built by Oaks Hamlet to their Sandhurst Design
- Council Tax Band G
- Double Glazing
- Kings Hill Management Charge - £432pa
- Local Estate Charge (Omnicroft) - £430pa
- New Worcester Boiler in 2024 (10 year warranty)
- Underfloor Heating
- Loft is part boarded

#### 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.

