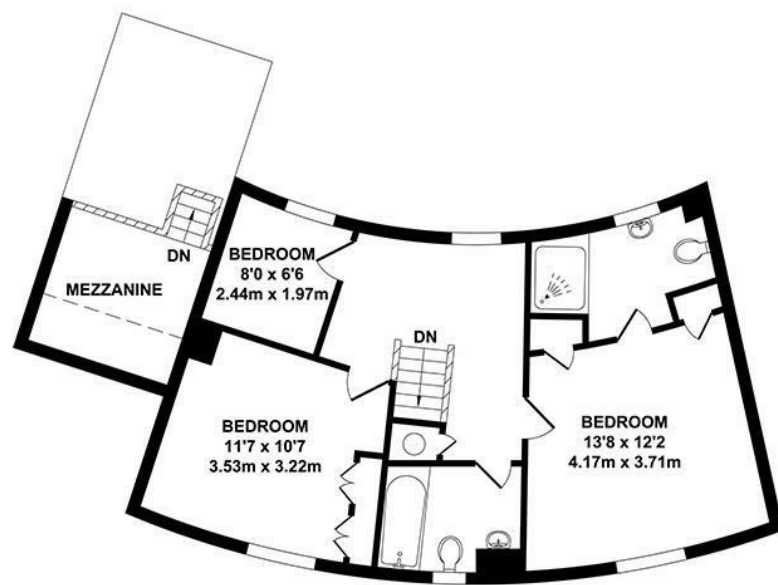


GROUND FLOOR  
APPROX. FLOOR AREA  
708 SQ.FT.  
(65.74 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
601 SQ.FT.  
(55.85 SQ.M.)

TOTAL APPROX. FLOOR AREA 1309 SQ.FT. (121.59 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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Mcarthur Drive  
Kings Hill ME19 4GW  
Guide Price £525,000

Tenure: Freehold

Council tax band: E





This opulent and STYLISH home can only be appreciated with a viewing. No expense has been spared in creating a beautiful and unique space. In excess of 1300sqft it is both spacious and versatile and enjoys a fantastic location close to the woodlands, Discovery School and other parks/green spaces. NO ONWARD CHAIN.

From the moment you enter you are met with a striking, contemporary specification - the tone is set by the Acacia wood flooring that extends through much of the home. The ground floor comprises entrance hall, cloakroom WC, open plan kitchen/diner with extensive built in appliances, granite work tops and a polished concrete floor, a lounge with feature mirrored chimney breast and marble fireplace. Last but not least you have the 'The snug' - this space has been cleverly designed, creating a multi functional room - ideal as another reception room/bedroom or it can still be a garage! The space boasts a gorgeous vaulted ceiling with exposed beams, a sleeping mezzanine area with glass balustrades, fitted Sharps wardrobe/storage space, electric Velux window with rain sensors and electric black out blind. The internal 'barn doors' behind the electric roller garage door (with alarm) open inward and flat against the walls allowing a vehicle to enter the space if desired.

To the first floor you have a main bedroom with his and hers wardrobes and ensuite, second bedroom also with built in Sharps wardrobes, third single bedroom and family bathroom.

A distinct feature of this home is the rear garden - designed and installed by an award winning landscaped gardener. Complete with composite decking and beautiful York stone. A huge bbq and log holder is built into the raised planters which encase the hydrotherapy spa\* (\*available by negotiation). The fence is Cedar clad with a matching floating bench for seating. A lovely outdoor space for relaxing and entertaining.

- Spacious Semi-Detached House (1309sqft)
- Contemporary/Stylish Decor Throughout
- Professionally Landscaped Garden
- Walking Distance to Woodlands, Parks & Discovery School
- Fabulous Open Plan Kitchen/Dining/Family Room
- Lounge with Feature Gas Fire
- Multi-Functional Garage Space (Bedroom/Reception Room or Garage - Your Choice!)
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
(92 plus) A	(1-20) G	(92 plus) A	(1-20) G
(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	
		(11-20) G	

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. Ten 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 (Mcarthur Park) - Approx £300pa  
Council Tax Band E  
EPC Rating - TBC  
Boiler - Last serviced Feb 2024  
Built by Hillreed  
Kitchen appliances included are 4 ring gas hob, induction hob, double ovens, two warming drawers, wine chiller, coffee machine, dishwasher, fridge and freezer.  
The hydrotherapy garden spa is available by separate negotiation

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.

