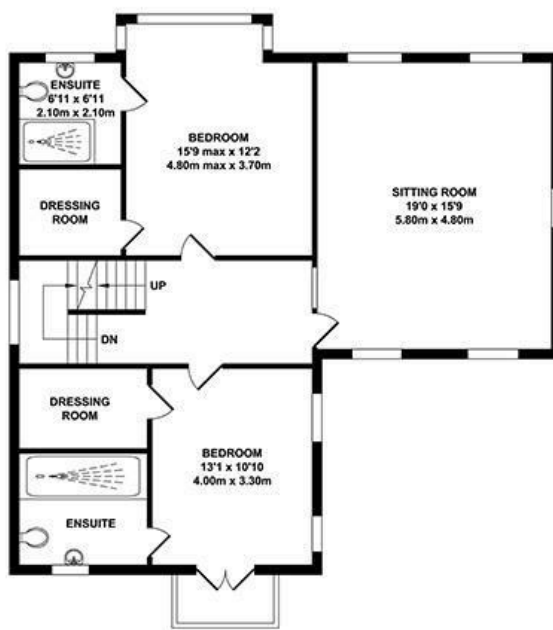




GROUND FLOOR  
APPROX. FLOOR AREA  
978 SQ. FT.  
(90.82 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
1052 SQ. FT.  
(97.75 SQ. M)



SECOND FLOOR  
APPROX. FLOOR AREA  
884 SQ. FT.  
(82.10 SQ. M)

TOTAL APPROX. FLOOR AREA 2913 SQ.FT. (270.67 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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**Rougemont**  
Kings Hill ME19 4QB  
Guide Price £950,000

Tenure: Freehold

Council tax band: G





A STUNNING one of a kind detached property with a LARGER THAN AVERAGE GARDEN. Built by the prestigious Turnbull Homes who pride themselves on building quality homes in fantastic locations and Rougemont is no exception! The home is just shy of 3000sqft and has been enhanced by the present owners by converting the garage into an IMPRESSIVE open plan kitchen/diner/family space. Rougemont is a stones throw from the golf course and lovely woodland walks. It also provides easy access to the local shops, amenities and schools.

Internally accommodation is arranged over three floors and offers flexible living throughout comprising entrance hall, study, large utility room, cloakroom, integral access to the remaining garage store space, a beautifully appointed kitchen/dining/family room over looking rear garden and flooded with natural light.

To the first floor is a large sitting room, two bedroom suites both with walk in wardrobes and ensuite shower room. To the second floor there is area further two double bedrooms, a family bathroom and access to a large bonus space (ripe for converting/utilising as you wish).

Externally the property occupies an enviable corner plot with a large rear garden with walled and fenced boundaries. To the front there is off street parking for 3 vehicles.

- Contemporary Detached Home (Just Under 3000sqft)
- One Of a Kind Bespoke Design
- High Specification Finished Throughout
- Larger Than Average Rear Garden
- Impressive Kitchen/Diner/Family Room
- Large Utility Room
- Sitting Room & Study
- Short Walk to Golf Course, Liberty Square Shops & Woodland Walks
- 4 Double Bedrooms
- 2 En-suites, Bathroom &

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	8589	(92 plus) A	8486
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
England & Wales		England & Wales	



**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 [kingshill.viat.org.uk](http://kingshill.viat.org.uk), [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**  
Freehold  
Kings Hill Management Charge for 2025 - £370 plus VAT.  
Local Estate Charge - £408.37pa  
Built by Turnbull Homes in 2013  
Council Tax Band G  
UPVC Double Glazing  
EPC Rating B

**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.

