

TOTAL APPROX. FLOOR AREA 3514 SQ.FT. (326.49 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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Hayes Walk
Kings Hill ME19 4HJ
Offers Over £1,500,000

Tenure: Freehold

Council tax band: G



GUIDE PRICE £1.5m-£1.65m - ** BEAUTIFUL LOCATION ** FANTASTIC PLOT** STUNNING GOLF COURSE VIEWS **
A rare opportunity to purchase this fantastic detached family home directly overlooking the 10th fairway of Kings Hill golf course. This substantial (3500sqft) family home is beautifully appointed throughout.

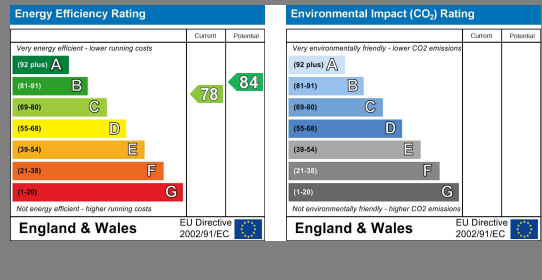
Internally the accommodation comprises a spacious entrance hall, sitting room with feature wood burning stove, reception room (currently used as a home gym), study, utility room and the absolute heart of home is its kitchen/dining/family room (the family room also enjoys a wood burner). The ground floor offers multiple points of entry to the rear garden and every window to the front enjoys splendid views over the golf course.

To the first floor there are 4 good size bedrooms (2 of which are ensuite), a second study and family bathroom. To the second floor is a quality loft converted space providing a spacious bedroom suite offering a selection of bespoke wardrobe spaces, a wet room and dressing room. Once again every window to the front enjoys the outstanding views.

Externally there is a shingle driveway with in and out access. The rear garden is a distinct feature of home, being a great size, enjoying a good degree of privacy and being incredibly low maintenance thanks to the expanse of artificial lawn. The double garage provides storage to the front via electric roller shutter doors and the remainder has been converted into a golf simulator room. Please see agent's notes regarding this.

Properties of this calibre are incredibly rare and we would strongly recommend viewing to fully appreciate this premium location and spacious accommodation on offer.

- RARE OPPORTUNITY - PRESTIGIOUS LOCATION
- Outstanding Golf Course Views
- Substantial Family Home (In excess of 3500sqft)
- Modern Kitchen/Dining/Family Room
- 2 Reception Rooms
- 2 Studies
- 5 Double Bedrooms
- 3 Ensuities, Bathroom & Cloakroom
- Fabulous Size Rear Garden
- Ample Parking



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 2025 - £370 plus VAT.
Council Tax Band G
EPC Rating - TBC
UPVC Double Glazing
Boiler with current service certificate
Kitchen appliances included are full size fridge, full size freezer, dishwasher, induction hob, double ovens and wine fridge.

Agent's Note - the double garage has been partially converted into a golf simulator room. This is negotiable to stay if a purchaser may enjoy it or the present owner is happy to remove it.

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.

