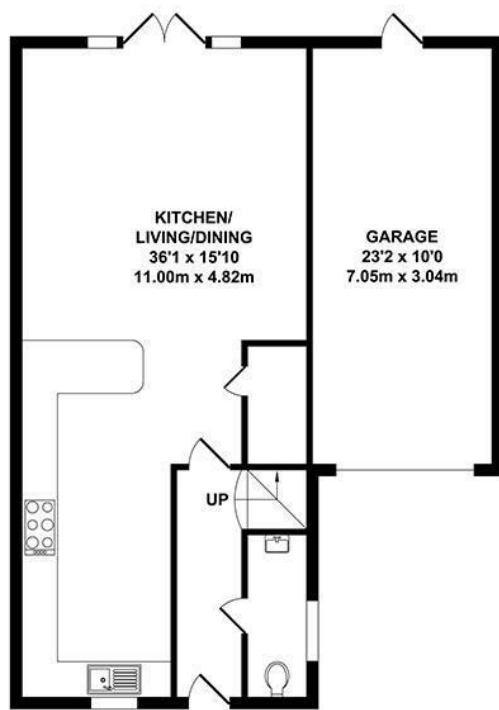
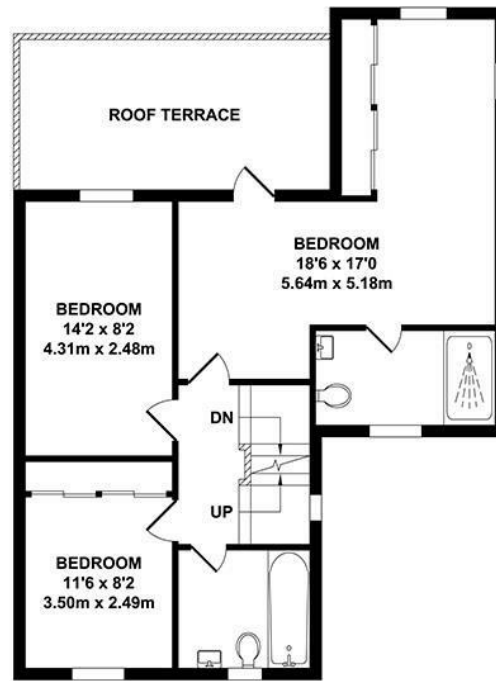




GROUND FLOOR
APPROX. FLOOR AREA
809 SQ.FT.
(75.16 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
625 SQ.FT.
(58.06 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
418 SQ.FT.
(38.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 1852 SQ.FT. (172.02 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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Ruton Square
Kings Hill ME19 4SH
Offers Over £600,000



Tenure: Freehold

Council tax band: F



GUIDE PRICE £600,000-£625,000. A MODERN and IMMACULATELY PRESENTED semi-detached home sold with the benefit of NO ONWARD CHAIN. Situated within close proximity to the on site green space/play area, the Linear park, local shops and amenities.

Internally the accommodation is arranged over 3 floors. The ground floor provides an entrance hall, cloakroom W/C and a FANTASTIC open plan kitchen/living area with doors to a PRVIATE REAR GARDEN.

To the first floor you will find an IMPRESSIVE MAIN BEDROOM with dressing area, ensuite and roof terrace, two further double bedrooms and a main bathroom. To the second floor is a further large ensuite bedroom and walk in eaves storage room (currently used as a snug den).

Externally the property offers the convenience of your own driveway for 2 cars, a longer than average garage with electric door and ample visitor parking in the vicinity. The rear garden enjoys a great deal of privacy as there are no further houses behind it.

- NO ONWARD CHAIN
- Modern Semi-Detached House
- Great Plot with Private Rear Garden & Roof Terrace
- Contemporary, Modern Decor Throughout
- 4 Large Bedrooms
- 2 x Ensuities, Bathroom & Cloakroom
- Impressive Open Plan Kitchen/Living Space
- Garage & Parking for 2
- Remaining NHBC Warranty

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(13-30) G			(13-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	 83	 91	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. 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.
Local Estate Charge (First Port) - £311pa
Built by Countryside in 2021
Remaining 10 Year NHBC Warranty
Council Tax Band F
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.

