



CAR PORT  
212 SQ. FT.  
(19.52 SQ. M)

GROUND FLOOR  
APPROX. FLOOR AREA  
680 SQ. FT.  
(63.16 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
628 SQ. FT.  
(58.35 SQ. M)

TOTAL APPROX. FLOOR AREA 1520 SQ.FT. (141.03 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 misstatement. 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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**Arditi Walk**  
Kings Hill ME19 4QW  
Guide Price £625,000

Tenure: Freehold

Council tax band: G





A beautifully presented 4 bedroom detached home offered in modern order. Fantastic location close to woodlands and walking distance to Discovery School, multiple play parks and Kings Hill Sports Park. A MUST VIEW.

Internally the accommodation comprises entrance hall cloakroom WC/utility, sitting room, family room and an open plan kitchen/diner/family room with an abundance of natural light thanks to the extension array of glazing around the room.

To the first floor is the main bedroom with built in wardrobes and ensuite, 3 further bedrooms and a main bathroom.

Externally the walled rear garden enjoys a good degree of privacy with patio and lawn areas and a selection of shrubs. There is a side gate access and personal door into your car barn from the garden. There is a single car barn and driveway in front meaning 2-3 cars can be parked in tandem.

- Detached House
- Modern Finishes Throughout
- Open Plan Kitchen/Diner/Family Room
- 2 Reception Rooms
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Car Port & Driveway that can cater 2-3 cars.
- Rear Garden with Good Degree of Privacy
- Close to Discovery School, Local Parks & Woodlands

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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	
(13-20) G		(13-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
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. 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 (HML) - £250 bi-annually  
Built by Crest Nicolson in 2014  
Council Tax Band G  
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.

