



TOTAL APPROX. FLOOR AREA 1469 SQ.FT. (136.50 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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Shoesmith Lane
Kings Hill ME19 4FF
Open To Offers £525,000

Tenure: Freehold

Council tax band: F



A high specification, modern terrace house forming part of the PRESIGIOUS Oaks Hamlet development. Situated on the edge of Kings Hill with woodlands, orchards and green spaces on your doorstep. We recommend viewing at your earliest convenience to appreciate the location and specification of this STUNNING property.

Internally the accommodation comprises entrance hall, cloakroom/utility, sitting room and a beautiful 'L' shape kitchen/dining/family room. This heart of the home is flooded with natural light thanks to the extensive glazing and southerly aspect of the garden. To the first floor there is the main bedroom with walk in wardrobe and ensuite, two further double bedrooms and a main bathroom.

Externally there is a SOUTH FACING rear garden which enjoys a great degree of privacy, a covered car port with lockable storage unit to the rear and additional off street parking. For your convenience there is rear gate from your garden directly out to Beacon Avenue.

- Spacious Terrace House
- Contemporary, Modern Style
- Prestigious Location - Part of Oaks Hamlet Development
- Close to Woodlands & Sports Park
- Private, South Facing Rear Garden
- Car Port, Storage Unit & Parking Space
- 3 Double Bedrooms
- Ensuite, Bathroom & Cloakroom
- Modern Kitchen/Family Room
- Living Room

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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
Built in 2012
Kings Hill Management Charge for 2025 - £370 plus VAT.
Local Estate Charge (Omnicroft Ltd) - £558pa
Council Tax Band F
EPC Rating C
Loft part boarded with a ladder
Underfloor heating to ground floor
New Vaillant boiler in 2021 (regularly serviced). Remaining warranty.

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.

