

**TOTAL APPROX. FLOOR AREA 1978 SQ.FT. (183.80 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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**Regent Way**  
Kings Hill ME19 4EB  
Open To Offers £800,000

Tenure: Freehold

Council tax band: G





A superb five bedroom detached home stones throw from the Cricket Ground and just a short walk to Waterloo Park, Discovery School and the local shops. This home is opulently styled throughout and no expense has been spared on luxury enhancements (see agent's notes).

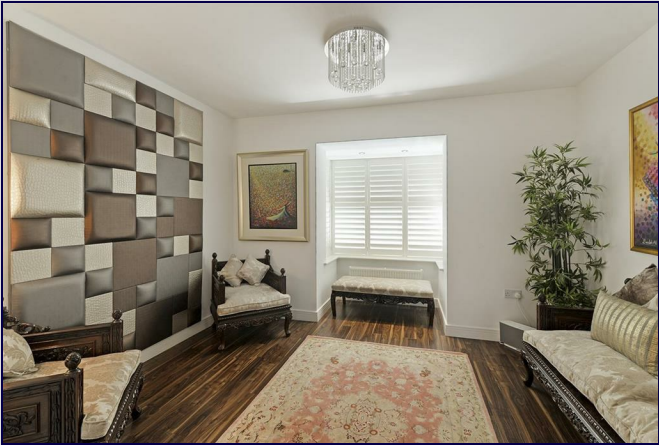
Internally the accommodation comprises spacious entrance hall, a formal dining room, a 30ft living room that has an open archway to a family room and a recessed study area, kitchen/breakfast room, utility room and cloakroom. To the first floor is the main bedroom with ensuite and use of bed 5 as a dressing room, 3 further double bedrooms (another being ensuite) and a family bathroom.

Externally the property offers a good size rear garden that is securely walled and enjoys a sunny westerly aspect. To the rear of the property is a brick built car port (that could easily be enclose to be a garage STP) and two allocated parking spaces. To the front you look across the road to the Cricket Ground.

- Detached Family Home
- Splendid Layout & Impeccably Presented Throughout
- 30ft Sitting/Family Room (With Air Con & Surround Sound System)
- Kitchen/Breakfast Room
- Dining Room
- Utility Room
- 4 Spacious Bedrooms (5th Bedroom Currently Used as a Dressing Room)
- 2 x Ensuites, Bathroom & Cloakroom
- Good Size Rear Garden (West Facing)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally unfriendly - higher CO <sub>2</sub> emissions
(92 plus) A	(1-20) G	(92 plus) A	(1-20) G
(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	

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 - £444pa.  
Local Estate Charge (Gateway) - £322pa  
Built by Bellway in 2013  
Council Tax Band G  
EPC Rating B  
Air conditioning in sitting room and main bed.  
Surround system in sitting room  
Cat 5 wiring throughout the house  
Plantation shutters  
Extensive range of kitchen appliances  
Solar panels

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.

