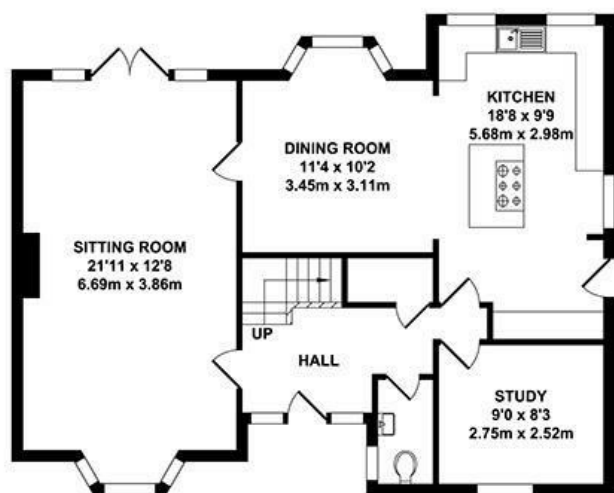
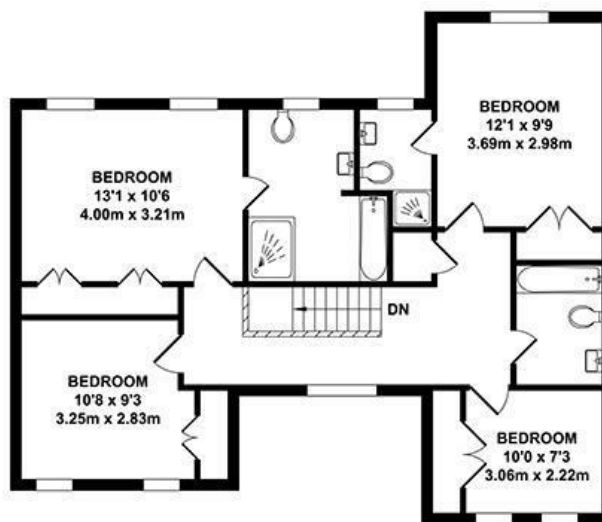
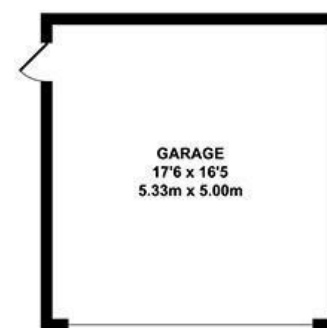




GROUND FLOOR
APPROX. FLOOR AREA
814 SQ.FT.
(75.62 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
758 SQ.FT.
(70.40 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
287 SQ.FT.
(26.65 SQ.M.)

TOTAL APPROX. FLOOR AREA 1859 SQ.FT. (172.67 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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Mitchell Road
Kings Hill ME19 4RE
Asking Price £900,000

Tenure: Freehold

Council tax band: G



FABULOUS, HIGH QUALITY FINISHES THROUGHOUT - A beautifully presented 4 bedroom detached home located on the highly sought after Phase 1 of Kings Hill. The generous plot is a distinct feature of this home, as is the privacy the rear garden offers.

Internally the accommodation comprises a entrance hall, STUNNING open plan kitchen/diner, cloakroom, double aspect living room and study. To the first floor you will find the main bedroom with ensuite, second bedroom with modern ensuite, 2 further bedrooms and an contemporary family bathroom. All bedrooms benefit from built in wardrobes.

Externally there is a well kept front garden, DOUBLE GARAGE with private driveway, side gate and great size rear garden with selection of mature shrubs and trees and boasting a good degree of PRIVACY.

This home is one to view to be fully appreciated.

- Detached Home
- Phase 1 Location
- Prestinley Presented Throughout
- Fantastic Plot - Private Rear Garden
- Stunning Kitchen/Dining Space (Full range of Neff appliances)
- Double Aspect Sitting Room
- Study
- 4 Bedrooms
- 2 x Ensuited, Bathroom & Cloakroom
- Double Garage & Driveway

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		
(48-54) E			(48-54) E		
(35-47) F			(35-47) F		
(1-34) G			(1-34) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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
Local Estate Charge - NA as Phase 1
Built by Bryant Homes in 1999
Council Tax Band G
EPC Rating - TBC
Alarmed

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.

