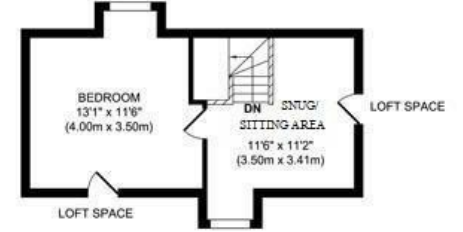


GROUND FLOOR
APPROX. FLOOR AREA
1559 SQ.FT.
(144.87 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1448 SQ.FT.
(134.56 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
300 SQ.FT.
(27.83 SQ.M.)

TOTAL APPROX. FLOOR AREA 3307 SQ.FT. (307.26 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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Hollandbury Park
Kings Hill ME19 4BZ
Asking Price £1,150,000

Tenure: Freehold

Council tax band: G



NO ONWARD CHAIN. Hollandbury Park is Kings Hill's most EXCLUSIVE GATED community consisting of just 19 properties and shares its borders with the local woodlands. It benefits from being both tranquil and secure.

This impressive family home is just over 3300sqft and comprises of 6 bedrooms, 3 bathrooms, 3 reception rooms, open plan kitchen/dining/family room, cloakroom and utility room (which provides integral access to the double garage).

To fully appreciate the space, you will certainly need to view this rarely available home. When you do you will be greeted as you enter by a rather spacious hallway, easy access to the downstairs cloakroom and study. As you navigate through, you will locate the dining room and sitting room which both enjoy the luxury of having French doors that open directly onto the garden. Moving onto the hub of the house, the kitchen is a great entertaining space with an open living setup allowing you to conveniently enjoy sitting in the garden room or the family room. The kitchen also has a utility room to balance practicality with a luxury executive property. The utility also provides integral access to the double garage.

On the first floor, this property offers many great features. These include a generous sized landing, a master bedroom containing an ensuite, dressing room, built in storage and balcony, a further 4 bedrooms, family bathroom and 2nd ensuite. The second floor contains a further bedroom and media room / snug with loft storage.

To top off this prestigious home, externally the property has a landscaped mature garden which provides an attractive outside entertaining space.

- NO ONWARD CHAIN
- Substantial Detached House (In excess of 3300sqft)
- Backs onto Woodlands
- Gated Development
- Open Plan Dining Kitchen/Garden/Family Room
- 3 Reception Rooms
- 6 Bedrooms
- 3 Bathrooms (inc 2 En-suites)
- Balcony
- Double Garage



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	
(92-101) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	80	(69-80) C	
(55-68) D	84	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) 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
- Kings Hill Management Charge for 2024 - £432pa
- Local Estate Charge - Varies - approx £900-£1400pa
- Built in 2004 by Wates (one owner since new)
- Council Tax Band G
- EPC Rating C
- New Boiler in 2023 (12 Year Warranty)
- Hive Operating System
- Water Softener