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**Quindell Place**  
Kings Hill ME19 4GQ  
Offers Over £825,000

Tenure: Freehold

Council tax band: G





GUIDE PRICE £825,000-£850,000 - A GENEROUSLY PROPORTIONED 5 bedroom detached property stones throw from the bridal path and woodland walks. Built by Charles Church this is an excellent example of a solid executive home offering wonderful living space for any family.

Internally the property is arranged over three floors. The ground floor comprises a spacious entrance porch and hallway, cloakroom, play room, study, sitting room open plan to dining room, kitchen/breakfast room that is also open plan to the dining room and a utility room.

To the first floor is an impressive main bedroom suite with dressing room and large ensuite, there are two further double bedrooms and a family bathroom. To the second floor are two large double bedrooms and shower room.

Externally the front of the property offers a double garage and driveway. The garage benefits from electric doors and an EV charge point. To the rear is a low maintenance rear garden offering large patio space and artificial lawn. Also benefits from personnel door to the garage and side gate.

- Substantial Detached Home (In excess of 2800sqft)
- 5 DOUBLE Bedrooms
- 3 Bathrooms
- Open Plan Kitchen/Breakfast Room
- 3 Reception Rooms
- Quiet Location Close to Woodland Walks
- Low Maintenance Garden
- Double Garage (with Electric Doors) & Driveway (with EV charger)

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current                 | 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                                   |                         |                                                | (31-38) F                                                       |
| (1-20) G                                    |                         |                                                | (1-20) 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 2024 - £432pa  
Local Estate Charge - None  
Built by Charles Church  
Council Tax Band G  
EPC Rating C

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.

