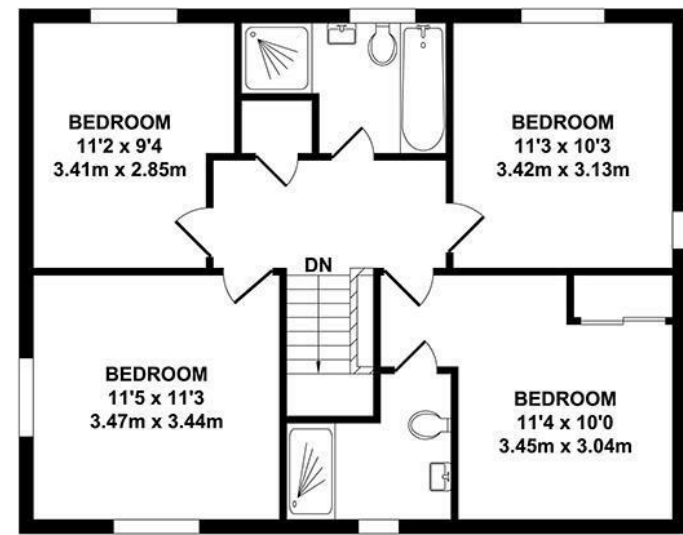
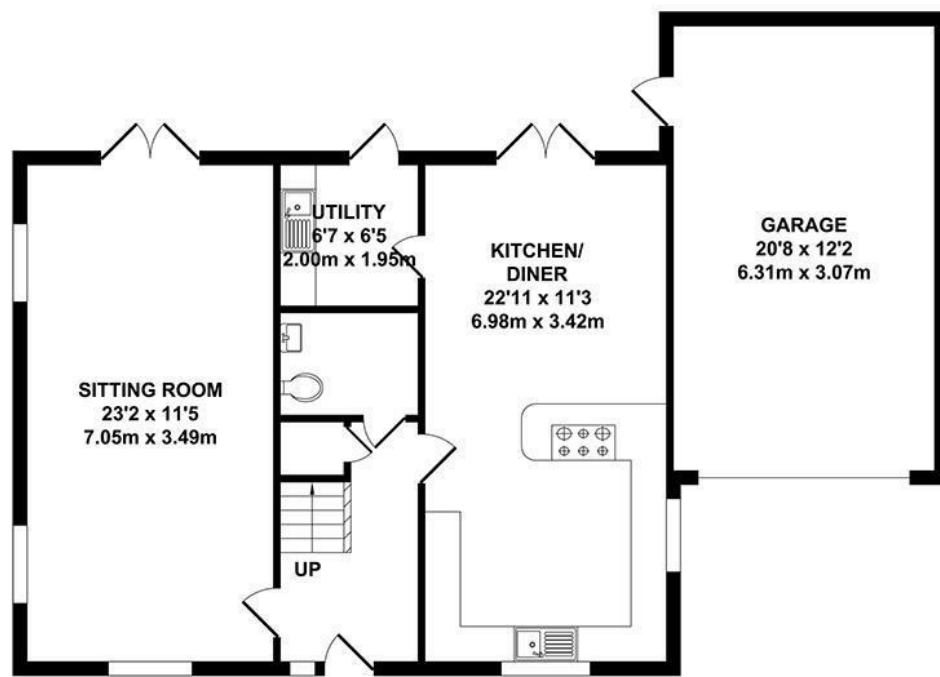




TOTAL APPROX. FLOOR AREA 1628 SQ.FT. (151.22 SQ.M.)

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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Ruton Square
Kings Hill ME19 4SH
Guide Price £590,000

Tenure: Freehold

Council tax band: G



A stylish, modern family home built by Countryside and located walking distant of Valley Invicta School, the supermarkets and local shops. Ruton Square boasts its own park/green space within the development and the fantastic Linear Park is just across the road as you exit this part of the Phase 3 community.

The property comprises entrance hall, cloakroom, modern kitchen/dining room with doors to your garden, utility room and double aspect living room. To the first floor there is a main bedroom with ensuite shower room and built in wardrobes, three further bedrooms and a main bathroom.

Externally the property enjoys the convenience of its garage and driveway direct to the side of the property. To there rear there is a well kept, secure garden that spreads the width of the whole property and garage.

- Detached House
- Remaining NHBC Warranty
- Stylish & Modern Interior
- Close to Two Fabulous Parks/Green Spaces
- Open Plan Kitchen/Diner with Doors to Garden
- Living Room also with Doors to Garden
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Garage & Driveway
- Better than Average Size Rear Garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84		93	

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 2025 - £444pa.
Local Estate Charge (First Port) - £312pa
Built by Countryside in 2020
Remaining NHBC Warranty
Council Tax Band G
EPC Rating B

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.

