



3 Cellini Walk
Kings Hill | West Malling | ME19 4BA

FINE & COUNTRY

Seller Insight

“ Located around a mile south of the historic market town of West Malling, Kings Hill is a village which began development in 1989 on land previously occupied by RAF West Malling. Built to a high specification and completed around 20-years ago, Cellini Walk consists of seven executive style detached properties set out in a private cul-de-sac surrounded by statuesque trees, open spaces and ancient woodland. Appointed over three levels, this contemporary home offers light and airy open-plan living. 'The area has a very exclusive feel to it and the property has an excellent sense of space due to high ceilings, several sets of French windows and lots of skylights. We've found it to both an excellent family home and the ideal place to entertain guests,' say the current owners, who have lived here since January 2015.

The property is within a 10-minute walk of local Kings Hill shops and just five minutes from West Malling train station which offers services to London's Victoria taking 45-minutes. There are good state schools in Kings Hill, with independent schools a little further away in Tonbridge, Tunbridge Wells and Maidstone – bus services to the schools and station run close to the property. Kings Hill Golf Course is within striking distance.

'One of the best qualities of the house are its many skylights – the sun streams into the house, especially on the top floor and throughout the kitchen area. We have private on-site parking and the garden feels safe and private with no one overlooking it. The garden room/studio is a wonderful place to retreat to.'

'The snug on the top floor is a favourite place to spend time as the sunshine streams in through the skylights, the cat won't budge from here on a sunny day!'

'From the garden – which is extremely easy to maintain – you get lovely views of large trees and you can hear birdsong coming from the woodland all day long. It's wonderful to live in such a modern house yet have nature right on the doorstep – it's a real spirit lifter to be able to step out into the woods.'

'The neighbourhood is very friendly with everyone looking out for each other; there's always someone willing to take a delivery or feed the cat.'

'We're going to miss the tranquillity, the ever-present bird song and the amazing amount of light – it's a wonderful place to live!'

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

3 Cellini Walk

A beautifully presented, contemporary family residence offering spacious and versatile living accommodation appointed over three levels. The property is one of just seven similar properties located on a private road and can be found tucked away behind a small nature conservation area. As well as the principal property, the double garage has been cleverly converted into a useful garden studio/entertainment room with bi-folding doors and decking onto the garden.

This executive style home has a modern, high specification interior throughout to include a bespoke kitchen/diner/family room with high gloss units, fitted appliances and a central island, the vaulted dining area has double doors directly accessing the garden. There is also a well appointed sitting room with a multi-fuel log & coal burner and a separate home office. Over the first and second floors there are five double bedrooms, two with en-suite facilities and a family bathroom.





Step outside

3 Cellini Walk

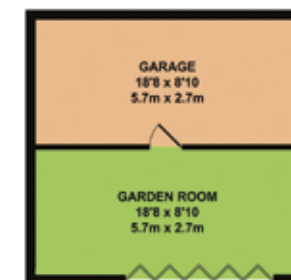
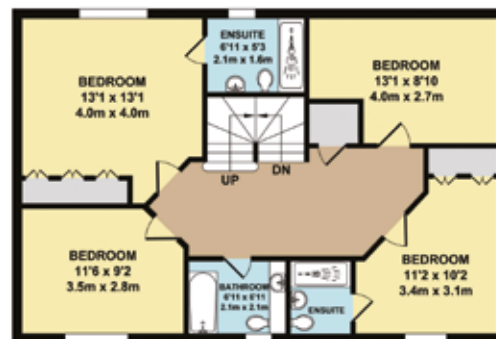
The attractive walled rear garden which is finished with artificial grass and a raised decked area offers a private space perfect for entertaining guests and has the added benefit of the multi-use garden studio which could be used as an office, gym or even a games room. There is a shared lawn area to the front of the property which overlooks a protected nature conservation area. Private, off road parking can be found to the rear of the property.



LOCATION

Kings Hill is a purpose built 'modern village' designed and maintained to offer a lifestyle and environment that is rarely matched in the south east. Buyers that may wish to commute can do so via road or rail, with the nearby mainline station and motorway junction adding practicality to the location. Nearby facilities on offer include a doctors surgery, supermarkets, boutique shops, primary schools and a David Lloyd gym. In the nearby market town of West Malling there are a larger variety of bespoke shops and boutiques, plus gastro pubs, restaurants, cafe's and coffee shops.





TOTAL APPROX. FLOOR AREA 2501 SQ.FT. (232.4 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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