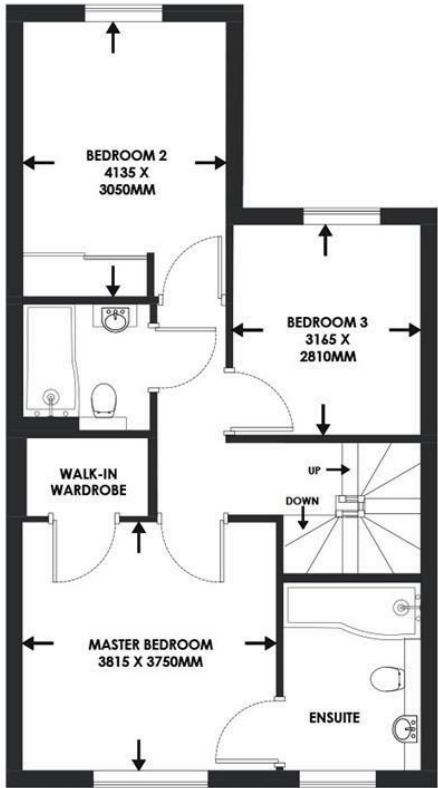
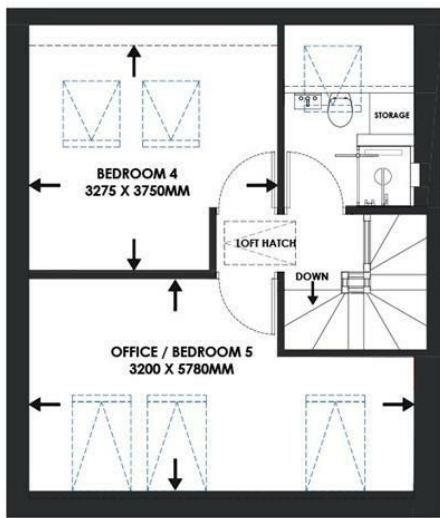


**GROUND FLOOR**  
APPROX FLOOR AREA  
645 SQ FT (60M<sup>2</sup>)



**FIRST FLOOR**  
APPROX FLOOR AREA  
635 SQ FT (59 M<sup>2</sup>)



**SECOND FLOOR**  
APPROX FLOOR AREA  
440 SQ FT (41 M<sup>2</sup>)



**OUTBUILDING**  
APPROX FLOOR AREA  
161 SQ FT (15 M<sup>2</sup>)

**TOTAL APPROX. FLOOR AREA 1880 SQ FT (175 M<sup>2</sup>)**

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 MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.



01732 871 111  
westmall@khp



**Shoemith Lane**  
Kings Hill ME19 4FF  
Price £625,000

Tenure: Freehold  
Council tax band: F



**\*\*OPEN DAY 21ST MARCH\*\* BY APPOINTMENT ONLY\*\***

Situated on a walkway surrounded by woodlands is this modern semi-detached home offering a perfect blend of contemporary living and practicality. This property has been renovated to a high standard and largely benefits from a well designed loft conversion as well as contemporary décor throughout.

Downstairs, the property boasts a generous sized kitchen diner and living room, perfect for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The ground floor benefits from oak engineered flooring and under floor heating. The kitchen hosts top of the range appliances and is contemporary and practical and open to the dining and family areas, both with double doors which lead out onto the well-maintained rear garden. There is also a downstairs cloakroom/utility area.

There are three double bedrooms to the first floor, the master boasting an en-suite bathroom and walk-in wardrobe, in addition to a large family bathroom. To the second floor are two large bedrooms and a further modern shower room. In the loft conversion, the Velux windows can open fully allowing you to really soak in the peaceful atmosphere this outstanding location offers.

The modern design and layout of the property create a welcoming atmosphere, allowing for both functionality and aesthetic appeal.

For those with vehicles, the property includes parking for two vehicles, (one being a car port) a valuable asset in this location. This home presents a wonderful opportunity for anyone looking to settle in a vibrant and family-friendly neighbourhood. With its generous living space and modern features, it is sure to

- Five Bedrooms
- Semi Detached Property
- Private walkway Position
- Close to Woodland Walks
- Discovery School Catchment
- Open Plan Kitchen/Dining/Living area
- Large Sitting Room
- Family Bathroom, Shower Room & En Suite
- Covered Car Port & Additional Parking
- Prestigious Oaks Hamlet Development

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	85		

**Energy Efficiency Rating:** Very energy efficient - lower running costs (A-G).  
**Environmental Impact (CO<sub>2</sub>) Rating:** Very environmentally friendly - lower CO<sub>2</sub> emissions (A-G).  
 England & Wales EU Directive 2002/91/EC



### LOCAL INFORMATION

Kings Hill is a modern, 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, maintenance and 24 hour security services for the local residents, which means that the area is safe, clean and consistently maintained to a high standard.

This American-style of "concept living" has proven very popular and it engenders a strong sense of community amongst the local residents. 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 to West Malling station, where trains run to London Victoria and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools (for details see [kingshill.viat.org.uk](http://kingshill.viat.org.uk), [kingshillschool.org.uk](http://kingshillschool.org.uk) and [discovery.kent.sch.uk](http://discovery.kent.sch.uk)) and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre with range of classes and activities, nature park 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 the Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

### ADDITIONAL INFORMATION

Council Tax Band F  
 Kings Hill Management Charge - £444pa,  
 Local Estate Charge - £558.46pa  
 Combi boiler

### 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.

