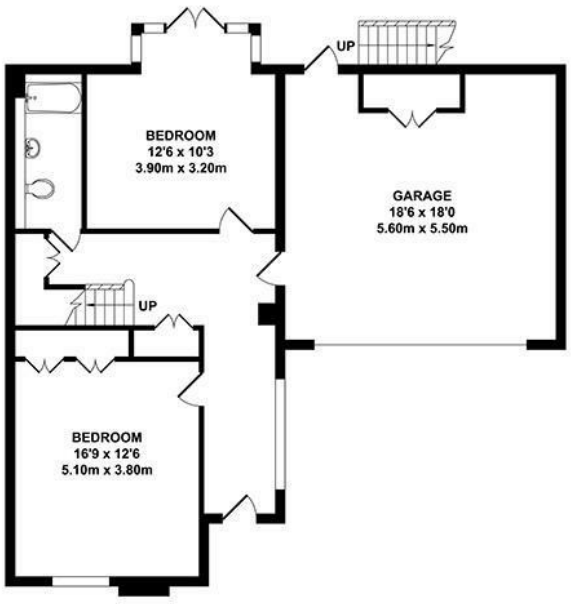
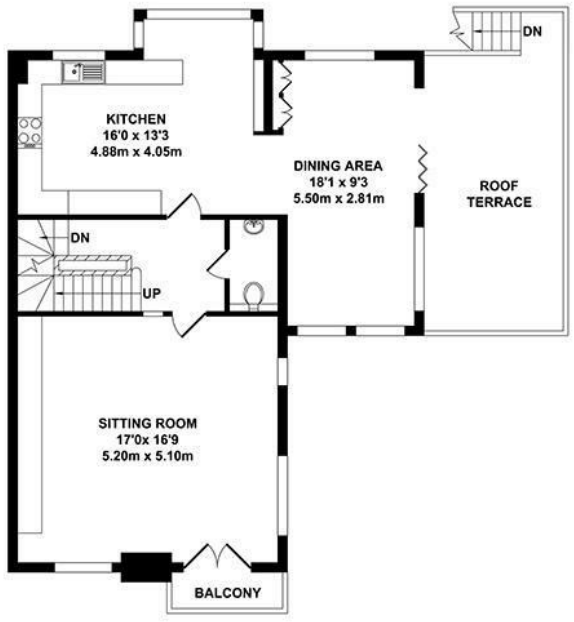
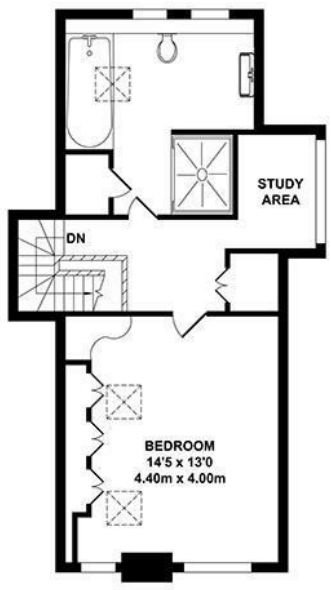


GROUND FLOOR
APPROX. FLOOR AREA
924 SQ.FT.
(85.81 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
784 SQ.FT.
(72.83 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
444 SQ.FT.
(41.26 SQ.M.)

TOTAL APPROX. FLOOR AREA 2152 SQ.FT. (199.90 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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The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search



Rougemont

Kings Hill ME19 4QD

Guide Price £875,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

A stylish and contemporary home enjoying fantastic views across Kings Hill Golf Course, ideally positioned within a private cul-de-sac. Arranged over three floors, this impressive property offers versatile accommodation, generous living space and an abundance of natural light throughout.

The ground floor comprises a spacious entrance hall with integral access to the double garage, a generous bedroom featuring bespoke fitted wardrobes, a bathroom with underfloor heating, and a further bedroom with doors opening directly onto the rear garden.

The first floor is particularly impressive, featuring a spacious living room with a south-facing balcony overlooking the golf course. There is also a convenient cloakroom and a contemporary kitchen which flows into the family/dining area. This superb space benefits from a beautiful vaulted ceiling and bi-folding doors opening onto a south-facing terrace, where the golf course views can be enjoyed. A staircase from the terrace provides direct access to the rear garden, creating an excellent setting for both relaxing and entertaining.

Occupying the second floor, the principal bedroom suite offers a private retreat, complete with fitted wardrobes, a dedicated study area and an en-suite bathroom featuring a separate shower and underfloor heating.

Externally, the property benefits from a landscaped rear garden, a front garden enjoying views across Kings Hill Golf Course, a double garage and a generous driveway providing parking for approximately three to four vehicles.

Offered to the market with no onward chain, this exceptional home combines contemporary living, flexible accommodation and beautiful golf course views in a highly desirable Kings Hill setting.

- Contemporary Detached House
- GOLF COURSE VIEWS
- Enjoys Abundance of Natural Light
- Recently Replaced Kitchen into Family/Dining Room
- Terrace Balcony with Steps to Rear Garden
- Double Garage & Driveway
- 3 Large Bedrooms
- 2 Bathrooms & Cloakroom
- NO ONWARD CHAIN











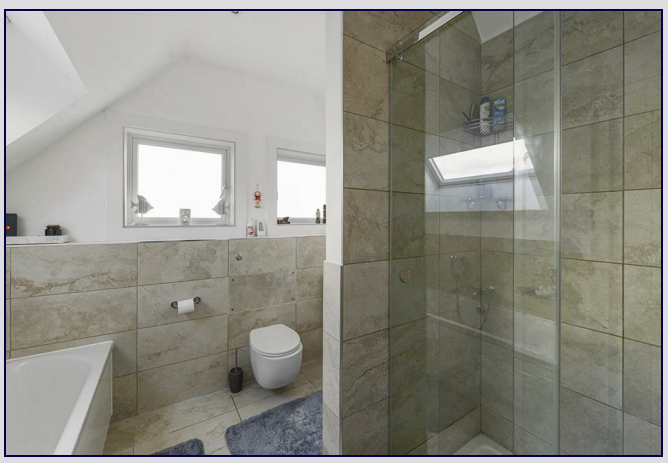


ADDITIONAL INFORMATION

Freehold
EPC Rating B
Council Tax Band G
Double Glazing
Kings Hill Management Charge - £462pa
Local Estate Charge - £450pa
Under floor heating throughout the property
New kitchen in 2024
New air source heat pump in 2025 -10 Year Warranty
Solar and Battery storage fitted in 2026
Electric under floor heating in all bathrooms as well as radiators
Built by Sunley Homes in 2003, Bought 2021

LOCAL INFORMATION FOR KINGS HILL

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 and maintenance 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 among 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 bus service 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 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, 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 there is Asda and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.











Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.