



**Guide Price**  
**£875,000**

**Freehold**

3x  2x  2x 

**Rougemont, Kings Hill,  
West Malling, Kent,  
ME19**

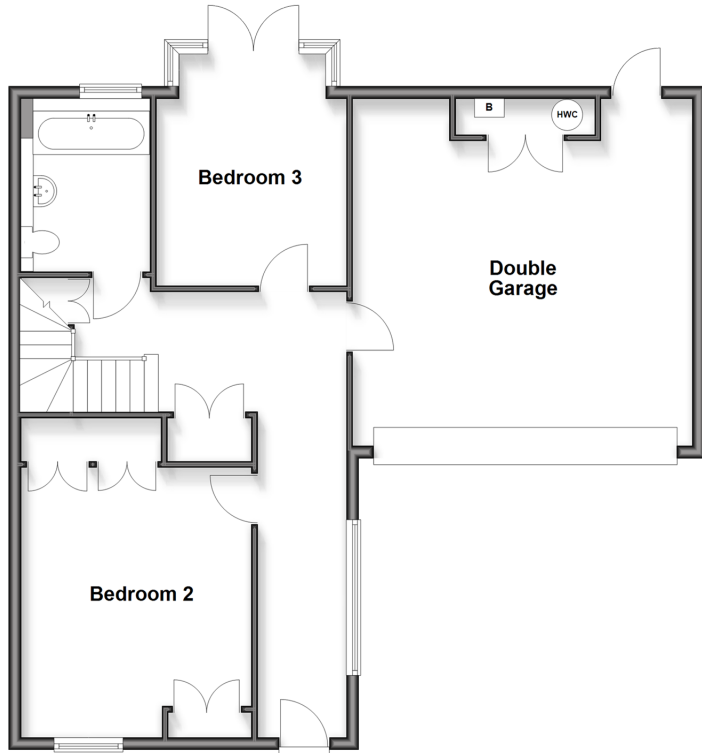
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

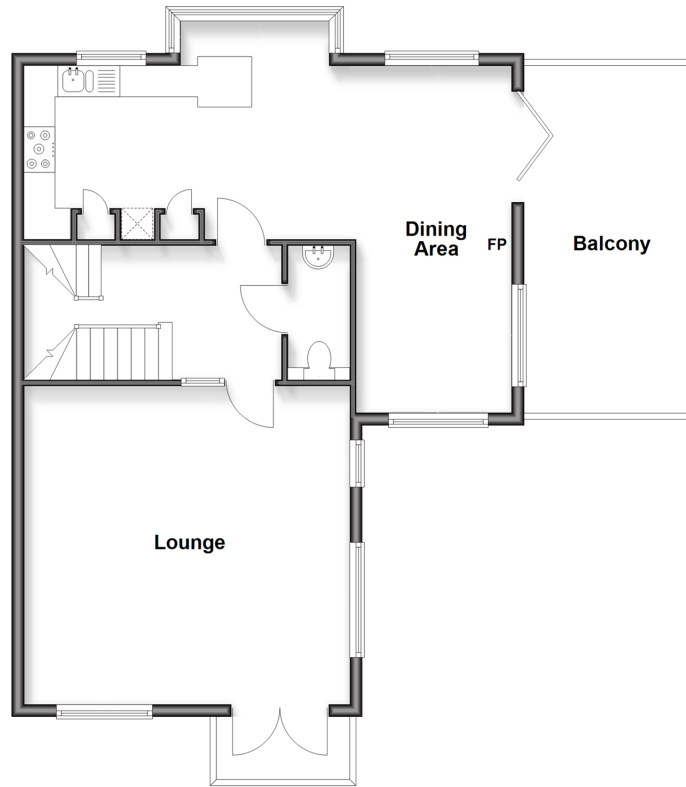
### Ground Floor

Approx. 86.7 sq. metres (933.4 sq. feet)



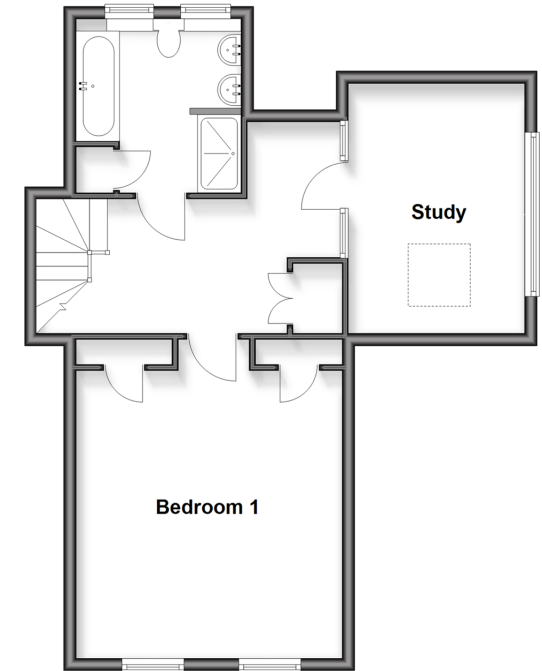
### First Floor

Approx. 70.1 sq. metres (754.9 sq. feet)  
(excluding Balcony, Balcony)



### Second Floor

Approx. 54.4 sq. metres (585.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Bedroom 2: 16'9 x 12'2 (5.11m x 3.71m)  
Bedroom 3: 12'1 x 10'2 (3.69m x 3.10m)  
Bathroom

### FIRST FLOOR

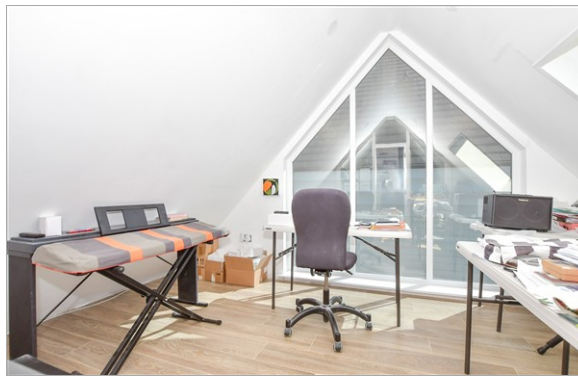
Landing  
Kitchen: 17'9 x 12'0 (5.41m x 3.66m)  
Dining Area: 18'4 x 8'9 (5.59m x 2.67m)  
Terrace Balcony  
Cloakroom  
Lounge: 16'9 x 16'1 (5.11m x 4.91m)  
Balcony

### SECOND FLOOR

Landing  
Bathroom  
Study: 15'1 x 9'7 (4.60m x 2.92m)

### OUTSIDE

Front & Rear Gardens  
Double Integral Garage  
Driveway



## Main features

- Contemporary detached house
- Impressive feeling of space & natural light
- Envious golf course views
- Front & rear gardens, roof terrace & balcony
- Spacious kitchen/diner/family room with roof terrace

## Nearest Schools

Primary Schools: Kings Hill School 0.6 miles, Valley Invicta Primary 0.6 miles, The Discovery School 0.7 miles  
Secondary Schools: Grange Park School 4.0 miles, The Malling School 4.2 miles, The Maplesden Noakes School 4.4 miles

## Transport Information

Train Stations: West Malling 3.2 miles, Aylesford 3.3 miles, New Hythe 3.6 miles

## Address

Rougemont, Kings Hill, West Malling, Kent, ME19

## Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Kings Hill Branch 01732 22211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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