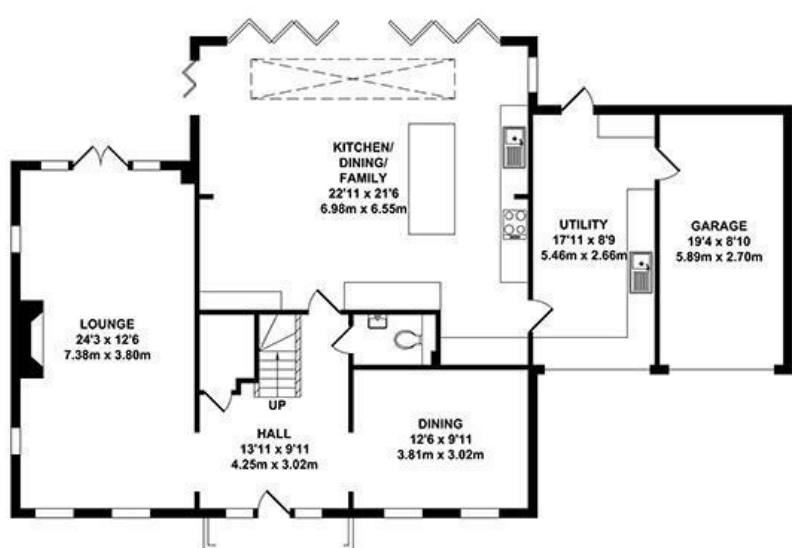
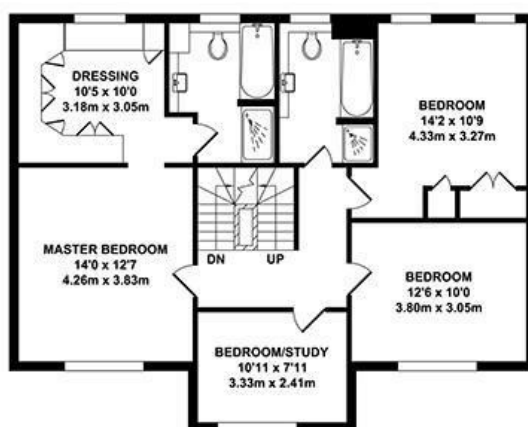




GROUND FLOOR
APPROX. FLOOR AREA
1414 SQ.FT.
(131.38 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
925 SQ.FT.
(85.95 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
666 SQ.FT.
(61.89 SQ.M.)

TOTAL APPROX. FLOOR AREA 3247 SQ.FT. (279.22 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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01732 522 822
info@khp.me



Charlotte Drive
Kings Hill ME19 4GU
Offers In The Region Of £950,000

Tenure: Freehold

Council tax band: G



Impressive 6-Bedroom Family Home | Approx. 3,200 sq ft | Woodland Setting

Positioned in one of the most desirable locations within Kings Hill, this exceptional family home enjoys a unique setting with woodland bordering the property, offering a peaceful retreat from the pace of everyday life.

Arranged over three floors and extending to approximately 3,200 sq ft, the property provides extensive and versatile living accommodation, ideal for modern family living.

The ground floor features a welcoming entrance hall, a formal dining room, a spacious dual-aspect living room, a downstairs WC, and a stunning open-plan kitchen/dining area finished to a high specification. Bi-folding doors open onto the rear garden, creating an excellent space for entertaining. The property also benefits from integral access to the double garage, with part of the garage having been thoughtfully converted into a utility room.

The first floor offers a generous landing leading to four well-proportioned bedrooms, including an impressive principal suite complete with a dressing area and a large en-suite bathroom. A family bathroom serves the remaining bedrooms on this level.

The top floor provides two further spacious bedrooms, which both benefits from fitted wardrobes. One of the the bedrooms has its own en-suite, making it ideal for guests, older children, or multi-generational living.

- 6 Bedrooms
- Detached
- 3200 SQFT
- 2 Ensuites
- Garage
- Low maintenance garden
- Woodland setting
- Utility room
- Open plan kitchen with Bifolding doors
- CALL TO ARRANGE YOUR VIEWING NOW!

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £444pa.
Council Tax Band - G
EPC Rating - TBC

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.

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.

